



52 Nibshaw Lane

Gomersal, BD19 4PD

£147,000

- ⌘ SEMI DETACHED PROPERTY
- ⌘ VIEWS OVER GREEN SPACE TO THE FRONT ELEVATION
- ⌘ OFFERED FOR SALE WITH NO CHAIN
- ⌘ ENTRANCE HALL
- ⌘ LOUNGE, DINING ROOM
- ⌘ BREAKFAST KITCHEN
- ⌘ TWO DOUBLE BEDROOMS
- ⌘ BATHROOM
- ⌘ DRIVEWAY & GARAGE
- ⌘ GARDENS



Full Description

Offered for sale with NO CHAIN is this good-sized semi-detached property, which enjoys attractive views over green space to the front elevation and must be viewed to be fully appreciated. Conveniently situated close to local schools, amenities, and bus routes, the property is also just minutes from Junction 27 of the M62 motorway network, making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating, and a security alarm system. The accommodation briefly comprises: entrance hall, lounge, dining room, breakfast kitchen, and a side hall with access to the integral garage. To the first floor there are two double bedrooms and a house bathroom. Externally, there is a driveway to the front providing private parking, together with a garage and gardens to both the front and rear.

ENTRANCE HALL

An external composite door leads into the entrance hall, which has laminate flooring and a staircase leading to the first-floor landing. Doors lead to the lounge, kitchen, and side hall.

LOUNGE

12' 8" x 10' 2" (3.86m x 3.1m)

Featuring a stone fireplace and wall lights. An archway leads to the dining room.

DINING ROOM

9' 4" x 6' 11" (2.84m x 2.11m)

With laminate flooring and a door leading through to the breakfast kitchen.

BREAKFAST KITCHEN

13' 9" x 8' 2" (4.19m x 2.49m)

The breakfast kitchen is fitted with a range of wall and base units with complementary work surfaces and a breakfast bar, along with an inset 1.5 bowl stainless steel sink. Appliances include an electric oven and gas hob, together with plumbing for a washing machine and space for a fridge/freezer. A feature exposed brick wall adds character to the room, and a door provides direct access to the rear garden.

SIDE HALL

Featuring an exposed brick wall and a door leading into the integral garage.

FIRST FLOOR LANDING

Doors lead to two double bedrooms and the house bathroom. Loft access point.

BEDROOM ONE

15' 1" x 9' 8" (4.6m x 2.95m)

Double room with views over open green space to the front elevation.

BEDROOM TWO

11' 3" x 9' 11" (3.43m x 3.02m)

Double room.



HOUSE BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Fitted with a three piece white suite which comprises of bath with a shower over, wash basin inset into a vanity unit and W.C.

Features include vinyl flooring and part tiled walls.



EXTERIOR

To the front of the property there is a lawned garden with mature hedging alongside a driveway which provides private parking and leads to an integral garage. To the rear there is an enclosed lawned garden with an outside tap.



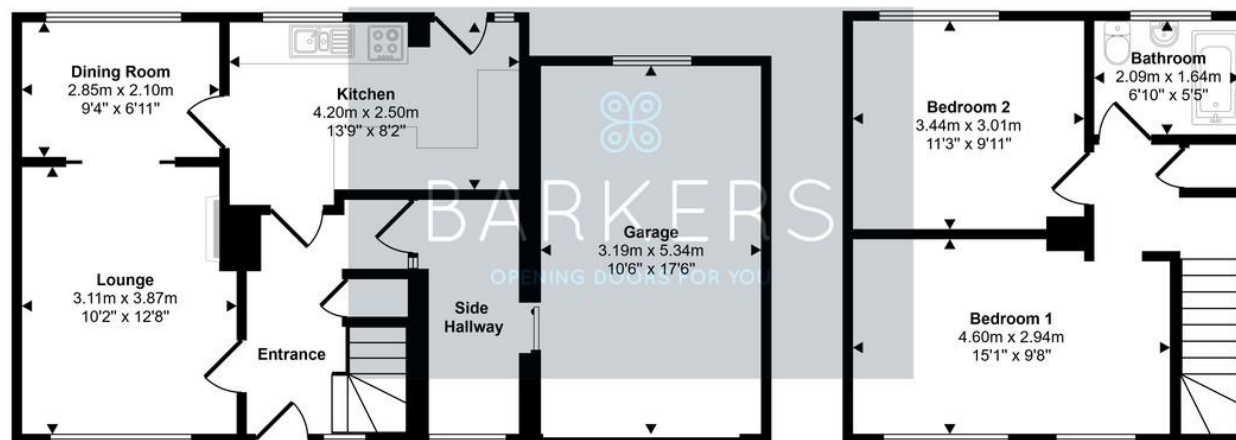
ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold



Approx Gross Internal Area
96 sq m / 1037 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-10	G		

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