BARKERS

Select Collection



4 Cambridge Chase

Gomersal, BD19 4PW

Asking Price Of £530,000

- EXECUTIVE DETACHED PROPERTY SITUATED IN SELECT CUL DE SAC
- STUNNING VIEWS OVER FARMLAND
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- DINING KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & EN-SUITE
- DRIVEWAY& DETACHED DOUBLE GARAGE
- WELL MAINTAINED WRAP AROUND GARDENS
- SUMMERHOUSE WITH ELECTRICITY
- ULTRA FAST BROADBAND VIA BT, VIRGIN OR CITY FIBRE









Full Description

Occupying a generous plot in a highly sought-after cul de sac location, this beautifully presented executive detached family home offers spacious, stylish living and enjoys stunning views over farmland to the rear. Ideally positioned within easy reach of excellent local schools, including the highly regarded BBG Academy, shops, amenities and bus routes. The property also benefits from easy access to junctions 26 and 27 of the M62 motorway-perfect for commuters. This home features quality fixtures and fittings throughout including a feature oak staircase, oak doors and skirting boards and benefits from gas central heating and uPVC double glazing . The spacious accommodation briefly comprises: Entrance hall, cloaks/W.C., 23ft lounge, dining kitchen, sitting room, utility room, five bedrooms, en-suite shower room and family bathroom. Externally, the property features a lawned garden to the front, a private driveway offering ample off-road parking, and a detached double garage with electric car charger. To the rear is a beautifully enclosed garden with open farmland views and a superb garden room-ideal for relaxing or entertaining.

ENTRANCE HALL
An external door leads into the entrance hall which has tiled flooring, a useful storage cupboard and doors lead to the cloaks/W.C., reception rooms and dining kitchen. A stunning oak staircase leads to the first floor landing.

CLOAKS/W.C.
Fitted with a two piece white suite which comprises of a W.C. and wash basin.

LOUNGE
23' 5" x 10' 11" (7.14m x 3.33m)
Spacious lounge which features a bay window that floods the room with natural light, a stylish feature fireplace with a gas fire, and patio doors that open out to the rear garden.

SITTING ROOM
13' 3" x 11' 0" (4.04m x 3.35m)
This versatile second reception room offers flexible use as a dining area, playroom, snug, home office, or even a ground-floor bedroom-perfect for adapting to your family's needs.

DINING KITCHEN
19' 11" x 15' 9" (6.07m x 4.8m)
Double doors from the entrance hall lead into a spacious dining kitchen, fitted with a range of modern wall and base units complemented by butcher's block work surfaces, tiled splashbacks, and an inset sink with a mixer tap. Appliances include a built-in electric double oven and a ceramic hob with an extractor hood above. There is plumbing for a dishwasher and space for an American-style fridge/freezer. French doors open out to the rear garden, and a separate door provides access to the utility room.

UTILITY ROOM
9' 7" x 5' 9" (2.92m x 1.75m)
Fitted with modern wall and base units complemented by butcher's block work surfaces and an inset stainless steel sink with a mixer tap. There is plumbing for a washing machine, space for a tumble dryer, and a door leading out to the side elevation.

FIRST FLOOR LANDING
Doors lead to five bedrooms and the family bathroom.

BEDROOM ONE
13' 4" x 11' 10" (4.06m x 3.61m)
Double room with access to en-suite facilities.

EN-SUITE
9' 7" x 5' 4" (2.92m x 1.63m)
Fitted with a modern three-piece suite comprising a walk-in shower enclosure with a rainwater shower head, his and hers vanity basins with built-in storage cupboards and integrated lighting, and a W.C. The room features tiled walls and flooring, with inset spotlights to the ceiling.

BEDROOM TWO
12' 6" x 11' 6" (3.81m x 3.51m)
Double room.

BEDROOM THREE
11' 6" x 11' 1" (3.51m x 3.38m)
Double room.







BEDROOM FOUR
9' 5" x 9' 3" (2.87m x 2.82m)
Double room with built-in wardrobes providing plentiful storage.

BEDROOM FIVE
10' 5" x 7' 10" (3.18m x 2.39m)
Single room currently used as study/studio.

FAMILY BATHROOM
8' 2" x 6' 8" (2.49m x 2.03m)
Fitted with a four-piece white suite comprising a shower enclosure, bath, W.C., and a wash basin set into a vanity unit with storage cupboards and integrated lighting. The room benefits from tiled walls and flooring, with inset spotlights to the ceiling.

EXTERIOR
To the front of the property there is a lawned garden with a selection of mature plants and shrubs, A driveway provide private parking and leads to a detached double garage with electric car charger. To the rear is a beautifully enclosed spacious lawned garden with a paved patio area and far reaching views over open farmland. The garden is easy to maintain and fully enclosed, offering privacy and security.

GARDEN ROOM
12' 6" x 8' 11" (3.81m x 2.72m)
This superb garden room is ideal for relaxing or entertaining and has electric power and internet, ideal for home working.

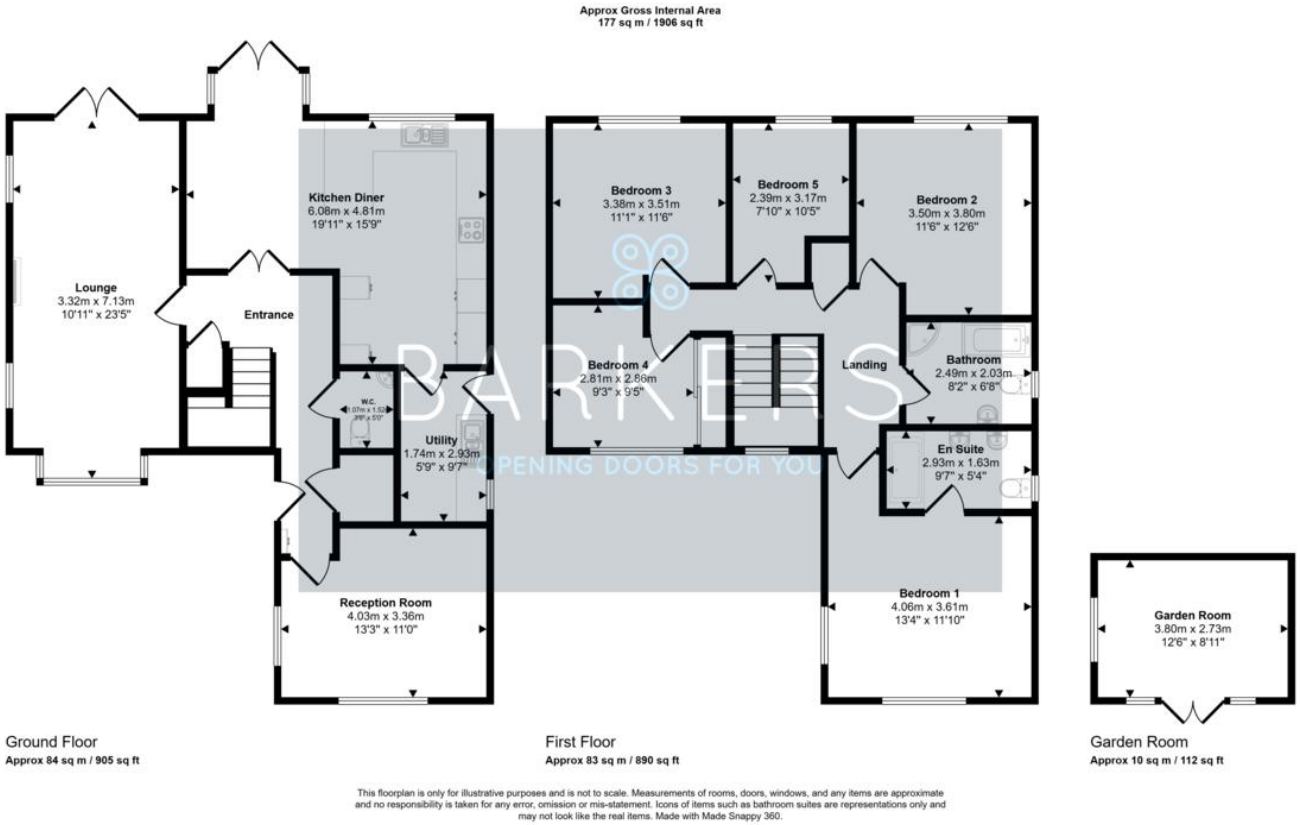
ADDITIONAL INFORMATION
Council tax band - F
Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



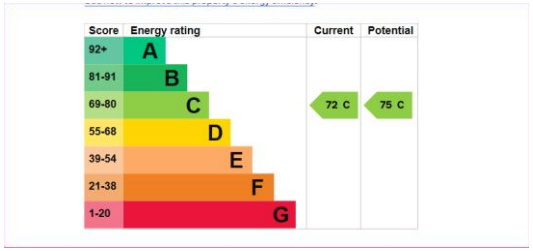










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