BARKERS

OPENING DOORS FOR YOU









6 Dewsbury Road

Gomersal, Cleckheaton, BD19 4LD

£280,000

- DETACHED PROPERTY
- IN CATCHMENT AREA FOR BBG ACADEMY
- SPACIOUS THROUGHOUT
- LOUNGE, DINING ROOM
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE W.C.
- OFF ROAD PARKING & GARAGE
- GARDENS FRONT & REAR
- CLOSE TO AMENITIES & TRANSPORT LINKS



Full Description

This spacious three-bedroom detached property offers generous living accommodation throughout, featuring a bright and welcoming lounge with a bay window, a separate dining area and a well-equipped kitchen with ample storage. The first floor benefits from three bedrooms, a shower room and a separate WC, along with a versatile space ideal for a home office or study. Externally, the property boasts a garden with both lawned and paved areas, access to a storage shed, garage and communal parking to the rear. An ideal family home that must be viewed to be fully appreciated!

ENTRANCE PORCH
A carpeted entrance porch providing access to the lounge and dining area.

LIVING ROOM
22' 2" x 11' 8" (6.76m x 3.56m)
A spacious, carpeted living room featuring a fireplace and two windows allowing plenty of natural light to flow through, including an attractive bay window to the front. The room flows seamlessly into the dining area, creating a bright and welcoming living space.

DINING ROOM
15' 1" x 8' 7" (4.6m x 2.62m)
A spacious, carpeted dining room featuring an attractive bay window, allowing plenty of natural light to fill the room and creating a bright and welcoming space.

KITCHEN
11' 5" x 8' 8" (3.48m x 2.64m)
A spacious kitchen featuring wood flooring, a four-ring gas hob and ample cupboard space for storage. There is space for both a washing machine and tumble dryer, along with an additional storage cupboard. The kitchen also provides direct access to the rear garden.

LANDING
Stairs lead to the first-floor landing, providing access to three bedrooms, a shower room and a separate WC.

BEDROOM ONE
12' 6" x 11' 6" (3.81m x 3.51m)
A spacious double bedroom featuring carpeted flooring, offering ample space for bedroom furniture.

BEDROOM TWO
9' 4" x 9' 0" (2.84m x 2.74m)
A double bedroom featuring carpeted flooring.

BEDROOM THREE
9' 2" x 8' 8" (2.79m x 2.64m)
A versatile, carpeted room, ideal for use as a home office or study, with the potential to be utilised as a single bedroom.

SHOWER ROOM
8' 6" x 6' 1" (2.59m x 1.85m)
A shower enclosure with tiled surrounds, a wash hand basin and space for additional storage. The room also houses the boiler.







W/C
A separate W.C., conveniently located on the first floor.

EXTERIOR
A garden featuring a combination of paved patio and lawned areas, providing an ideal space for outdoor seating and relaxation. The property also benefits from access to a shed and garage for additional storage. Also to the rear is the communal parking.

ADDITIONAL INFORMATION
Council tax band - D
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.





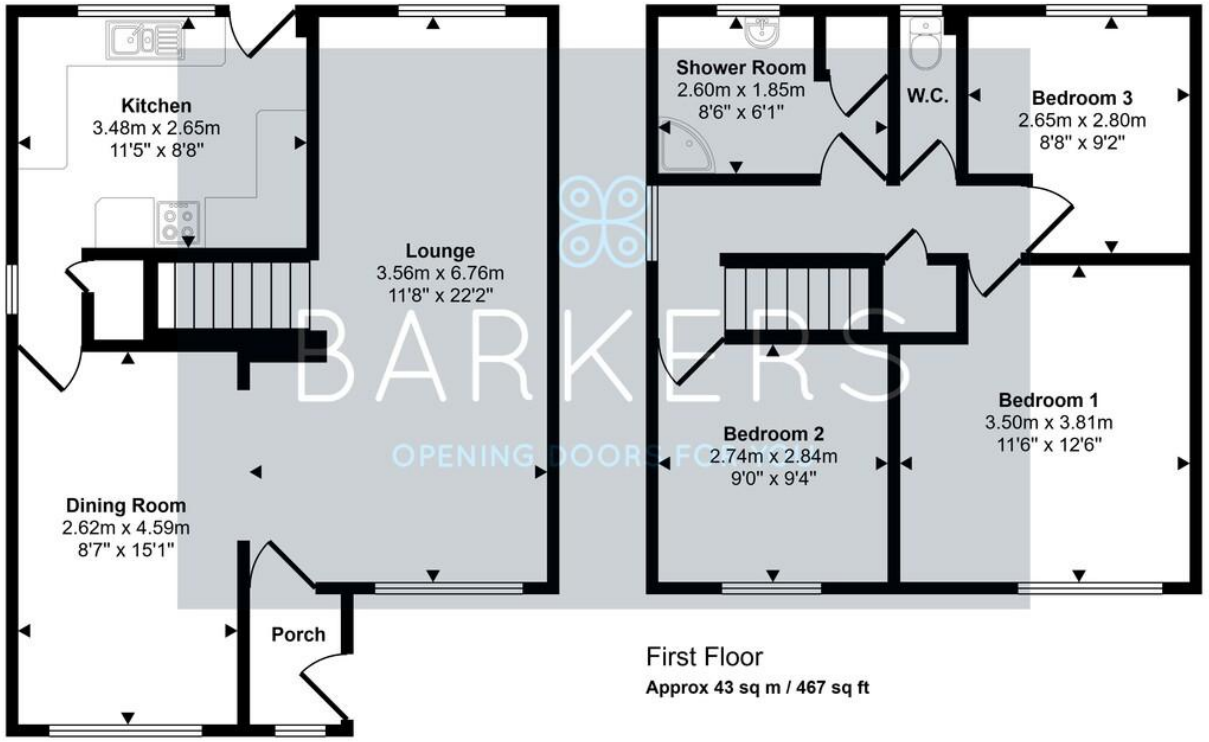








Approx Gross Internal Area
93 sq m / 1000 sq ft



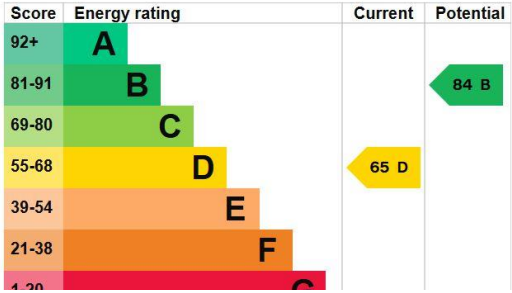
First Floor
Approx 43 sq m / 467 sq ft

Ground Floor
Approx 50 sq m / 533 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.







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