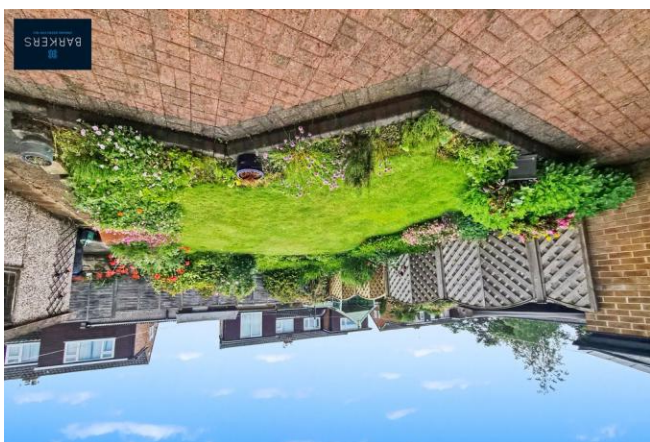
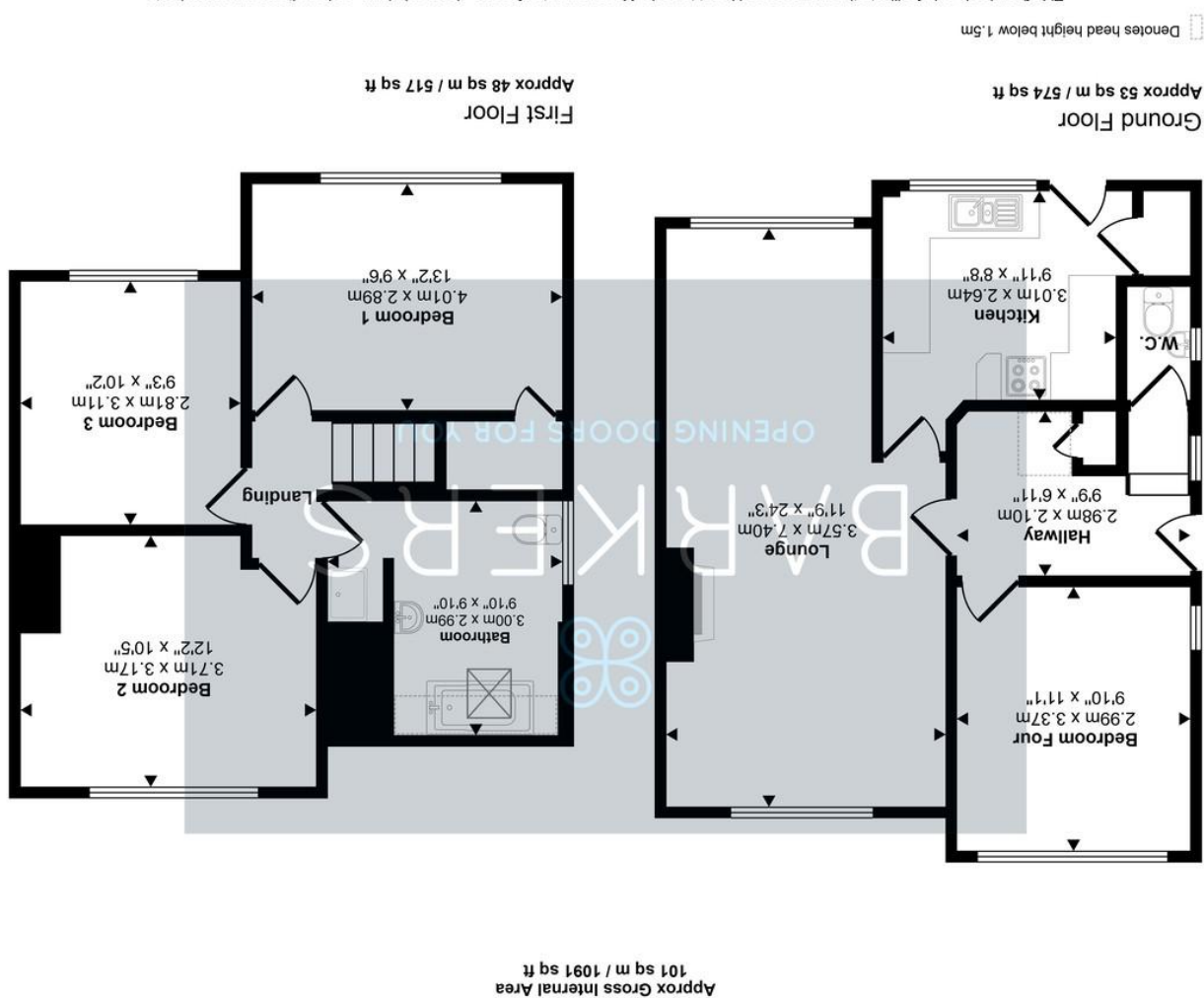


Score	Energy rating	Current	Potential
92+	A	73 c	79 c
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. Items such as bathroom suites are approximate and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU

33 Swincliffe Crescent

Gomersal, BD19 4BD

£295,000

- SPACIOUS SEMI DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- WITHIN WALKING DISTANCE OF THE BBG ACADEMY
- ENTRANCE HALL
- LOUNGE/DINER, KITCHEN
- GROUND FLOOR BEDROOM
- SEPARATE W.C.
- THREE FIRST FLOOR DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- DRIVEWAY, GARAGE & GARDENS



Full Description

Occupying a delightful cul-de-sac position within this highly sought-after residential location is this spacious four-bedroom semi-detached family home, offering versatile accommodation ideal for growing families. The property enjoys attractive, well-maintained gardens to both the front and rear, together with a generous driveway providing ample off-road parking and a detached garage. Conveniently positioned within walking distance of the highly regarded BBG Academy, as well as a range of local amenities and regular bus routes, the property also benefits from excellent commuter links, being just minutes from Junctions 26 and 27 of the M62 motorway network. Well presented throughout and benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, spacious lounge/diner providing an excellent space for entertaining and family living, fitted kitchen, ground floor bedroom offering flexibility for a variety of uses, and a separate W.C. To the first floor are three double bedrooms and a stylish luxury house bathroom.

Offering an excellent combination of space, versatility and a highly convenient location, this superb family home is sure to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate everything this fantastic property has to offer.

ENTRANCE HALL

An external door to the side elevation leads into the entrance hall, which has a staircase rising to the first-floor landing and doors providing access to the separate W.C., ground floor bedroom and spacious lounge/diner.

BEDROOM FOUR

11' 1" x 9' 10" (3.38m x 3m)

This versatile room offers a range of potential uses and could serve as a ground floor double bedroom, formal dining room, home office or study, making it ideal for modern family living.

LOUNGE/DINER

24' 3" x 11' 9" (7.39m x 3.58m)

This spacious and light-filled reception room features a decorative fireplace incorporating a living flame gas fire, creating an attractive focal point to the room. A door provides access to the kitchen.

KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m)

The kitchen is fitted with a range of wall and base units incorporating complementary work surfaces with an inset stainless steel sink and drainer. Plumbing is available for a washing machine, whilst there is space for a fridge/freezer and electric cooker. Additional features include a useful walk-in pantry, tiled flooring, and an external door providing access to the side elevation.

SEPARATE W.C.

Fitted with a low flush W.C. and wash basin.

FIRST FLOOR LANDING

The first-floor landing provides access to three double bedrooms and the luxury house bathroom. There is also access to a partially boarded loft space via a drop-down ladder, providing useful additional storage.

BEDROOM ONE

13' 2" x 9' 6" (4.01m x 2.9m)

Double room with a built-in storage cupboard.

BEDROOM TWO

Double room.

BEDROOM THREE

10' 2" x 9' 3" (3.1m x 2.82m)

Double room.



LUXURY HOUSE BATHROOM

9' 10" x 9' 10" (3m x 3m)

The luxurious house bathroom is beautifully appointed with a contemporary four-piece white suite comprising a freestanding bath with floor-mounted mixer tap and shower attachment, wash hand basin set within a stylish vanity unit, low-flush W.C., and separate shower enclosure. Complementary features include a chrome heated towel radiator, vinyl flooring, and a Velux window which allows plenty of natural light to flood the room.

EXTERIOR

Externally, the property enjoys attractive and well-maintained gardens to both the front and rear. To the front is a lawned garden complemented by well-stocked and attractively planted borders, together with a driveway providing ample private off-road parking and leading to a detached garage.

The enclosed rear garden offers an excellent space for outdoor relaxation and entertaining, featuring a lawned area, block-paved patio and well-stocked borders with a selection of mature plants and shrubs.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

