BARKERS

OPENING DOORS FOR YOU



18 Woodlands Avenue

Gomersal, Cleckheaton, BD19 4SW

£230,000

- SEMI DETACHED BUNGALOW
- NEWLY FITTED KITCHEN
- LOUNGE
- TWO BEDROOMS
- HOUSE BATHROOM
- AMPLE PRIVATE PARKING
- GARAGE
- GARDENS FRONT & REAR
- POTENTIAL TO EXTEND INTO THE LOFT SPACE SUBJECT TO CONSENT









Full Description

DESCRIPTION
We are pleased to offer for sale this spacious two bedroomed semi-detached bungalow with NO ONWARD CHAIN. The property comprises: newly fitted kitchen/diner, living room, two bedrooms, house bathroom. Lawned garden to the front of the property with large driveway for several vehicles leading to a single garage. To the rear of the property is a low maintenance garden with patio area ideal for outside entertaining.
Potential to extend into the loft space to create additional accommodation subject to the necessary consents.

KITCHEN/DINER
9' 2" x 15' 1" (2.79m x 4.6m)
A composite part-glazed door leads into the kitchen, which is fitted with a range of modern wall and base units, complementary work surfaces, tiled splashbacks and an inset one-and-a-half bowl sink with mixer tap. The kitchen is equipped with an electric oven and gas hob, with plumbing for a washing machine and dishwasher, space for a fridge/freezer and inset ceiling spotlights. A further door leads through to the inner hallway and lounge.

LOUNGE
13' 3" x 17' 3" (4.04m x 5.26m)
Featuring fireplace with electric fire.

HALLWAY
5' 9" x 6' 0" (1.75m x 1.83m)
With access to large spacious loft with pull down ladder ideal for storage, doors leading off into kitchen/diner, lounge, house bathroom, bedrooms.

BEDROOM ONE
10' 2" x 14' 7" (3.1m x 4.44m)
With built in wardrobes.

BEDROOM TWO
11' 10" x 11' 1" (3.61m x 3.38m)
Double bedroom with sliding patio door leading out into the rear garden.

HOUSE BATHROOM
5' 10" x 8' 10" (1.78m x 2.69m)
Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, fully tiled walls.

EXTERIOR
To the front of the property is a large driveway for several vehicles leading to a single garage, lawned gardens. To the rear of the property is a low maintenance garden with patio area ideal for outside entertaining.

DIRECTIONS
From our Birkenshaw office head south east on Old Lane toward Royds Walk then turn right onto Whitehall Road/A58 at Birkenshaw roundabout take the first exit onto Bradford Road/A651 then turn right onto West Lane then left onto Latham Lane then left onto Cliffe Lane then left onto Woodlands Road







then right onto Woodlands Avenue where the property will be located on the right.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: B

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.



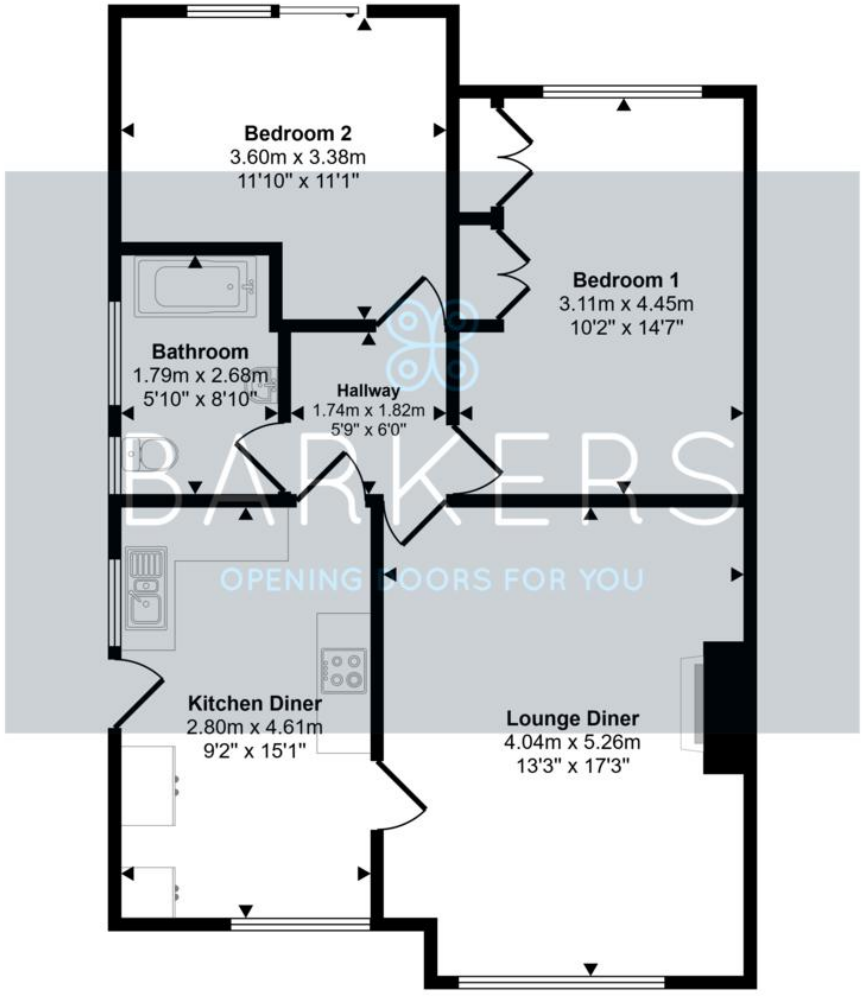




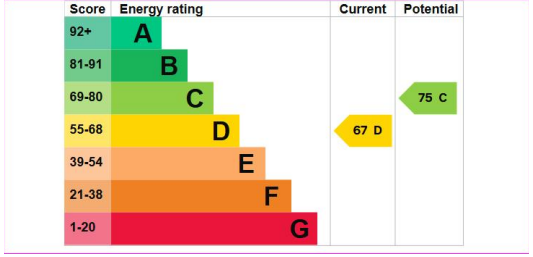




Approx Gross Internal Area
69 sq m / 745 sq ft



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements