17 Shirley Square, Gomersal, Cleckheaton, BD19 4NB

**Offers In The Region Of £159,950**

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Situated on a small residential cul de sac is this good sized semi detached house. Set on a corner plot, with gardens to three sides, the property is ideal for a first time buyer or young family. Boasting uPVC double glazing and gas central heating system. The internal layout comprises of a lounge with dining space, a recently installed extended kitchen, a utility space and a groundfloor bathroom, along with two spacious first floor bedrooms and a WC. Located within easy reach of local amenities and schooling, an early viewing is strongly recommended.

## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor accommodation.

### Lounge

13'5" x 12'5" plus walk in bay (4.09m x 3.78m plus walk in bay )

A good sized lounge with a walk in uPVC double glazed bay window and a central heating radiator. To one wall is a feature fireplace with inset fire and hearth and a second uPVC window overlooks the rear garden. A door leads to a useful storage cupboard.

### Extended Kitchen

12'3" x 10'7" (3.73m x 3.23m)

Being refitted in recent years, this extended kitchen has a good range of wall and base units with work surfaces, tiled upstands and stainless steel sink unit with mixer tap and drainer. There is cooker space with glass splash back and extractor hood over, along with space and plumbing for a washing machine and dishwasher. uPVC windows overlook the front and side and there is a central heating radiator.

### Utility Area

Having a wall mounted central heating boiler and an exterior wooden door.

### Groundfloor Bathroom

Furnished with a bath, fully tiled, wash basin set within a vanity unit. There is a uPVC window and a central heating radiator.

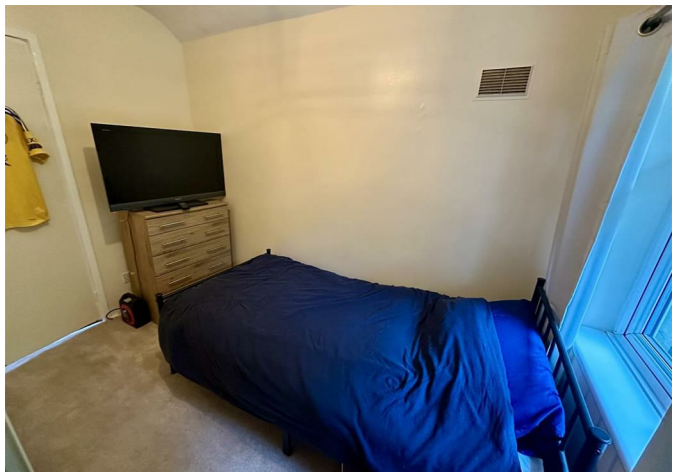
## FIRST FLOOR

### Landing

Having a uPVC window and access to bedrooms and WC.

### WC

Having a WC, a corner set washbasin with storage under and a uPVC window.



## Bedroom 1

13'4" x 13'2" (4.06m x 4.01m)

A spacious bedroom with uPVC windows to both front and rear, and a central heating radiator.

## Bedroom 2

10'4" x 9'3" max (3.15m x 2.82m max)

Another good sized bedroom with a uPVC front window and a central heating radiator.

## OUTSIDE

Set on a corner plot the property has a paved front garden with outer fencing and gateway. To the side is a further paved seating space with summer house, and Pagoda over and in turn leads to a decked section. The rear garden is predominantly lawned and has outer fencing.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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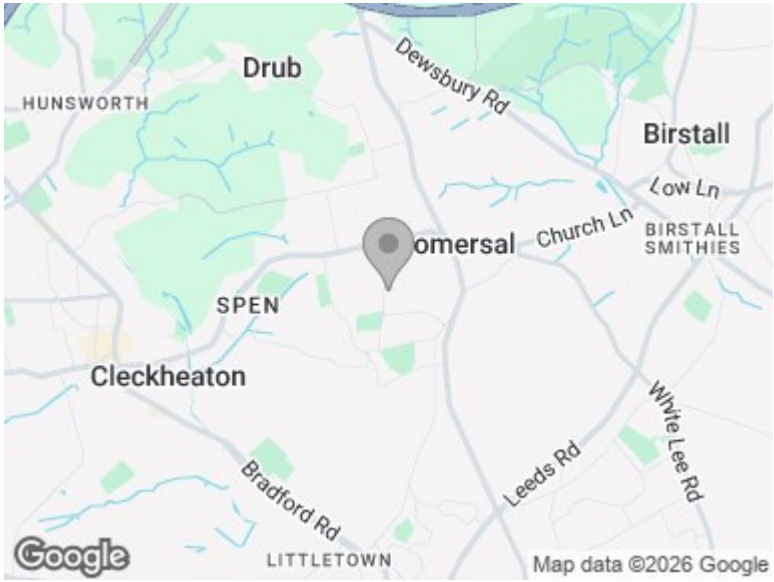
## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

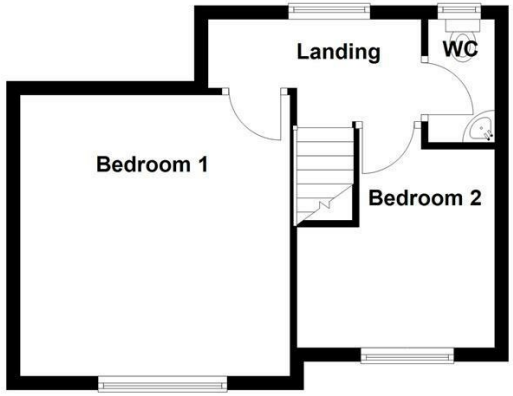
## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

SHIRLEY TAVE




## First Floor



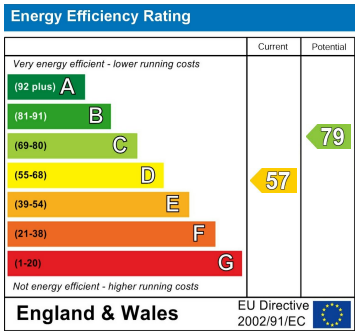

## Ground Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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