



Shirley Walk, Gomersal,

£159,950

This two bedroom end terrace property would make an excellent purchase for a number of buyers.

Ideally located for amenities, shops and local schools.

Benefits from a gas central heating, double glazing and a garden to the rear.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, two first floor bedrooms, separate w/c and house bathroom.

To the outside there is a good sized garden to the rear.



Entrance Vestibule

Central heating radiator.

Lounge

14'7 x 13'1 (4.45m x 3.99m)

Central heating radiator and double glazed window.

Kitchen

13'2 x 7'3 (4.01m x 2.21m)

Fitted wall and base units with work surfaces over, Stainless Steel sink unit and tiled splash back. Electric oven, gas hob with extractor fan over. Plumbing for a washing machine, central heating radiator and double glazed window. Useful storage cupboard.

First Floor Landing

Bedroom One

12 x 8'3 (3.66m x 2.51m)

Sliding wardrobes, double glazed window and central heating radiator.

Bedroom Two

13'2 x 7'3 (4.01m x 2.21m)

Central heating radiator and double glazed window.

Bathroom

Two piece suite comprising of; hand wash basin and panel bath with shower over. Central heating radiator and double glazed window.

Separate W/C

Low flush WC and double glazed window.

External

Good size lawned and patio area to the rear.

Council Tax

Band A.

Tenure

Freehold.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-94) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(15-38) F			(1-20) F		
(1-15) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

