



## 90 Oxford Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4HQ

**NO CHAIN:** Well presented "Through By Light" Terrace, that we feel would make an ideal buy for either owner occupier or for buy to let landlords. Provides good sized living accommodation with 2 double bedrooms. Situated in a popular area and central for all commuter routes.

Available with immediate possession.

**Asking Price £135,000**

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**ENTRANCE LOBBY** Tiled flooring.

**LOUNGE/DINER** 17' x 12' max (5.18m x 3.66m max)

**INTERNAL LOBBY AREA** 8'11" x 7' max (2.72m x 2.13m max)

Ideal for home working.

**KITCHEN** 11'10" (3.6) x 7'11" (2.41) approx. irregular shaped room

Well equipped kitchen including a range of units, worktops and sink unit, built in oven and hob.

**LANDING** 16'10" x 7'10" (5.13m x 2.4m)

Good sized landing.

**BEDROOM 1** 13' (3.96) x 9'11" (3.02) approx. irregular shaped room

Fitted wardrobe.

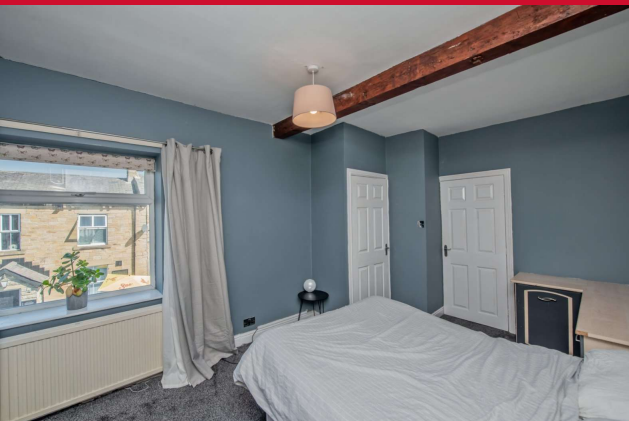
**BEDROOM 2** 13' (3.96) x 8' (2.44) approx. irregular shaped room

**BATHROOM/W.C.** White bathroom with shower over the bath.

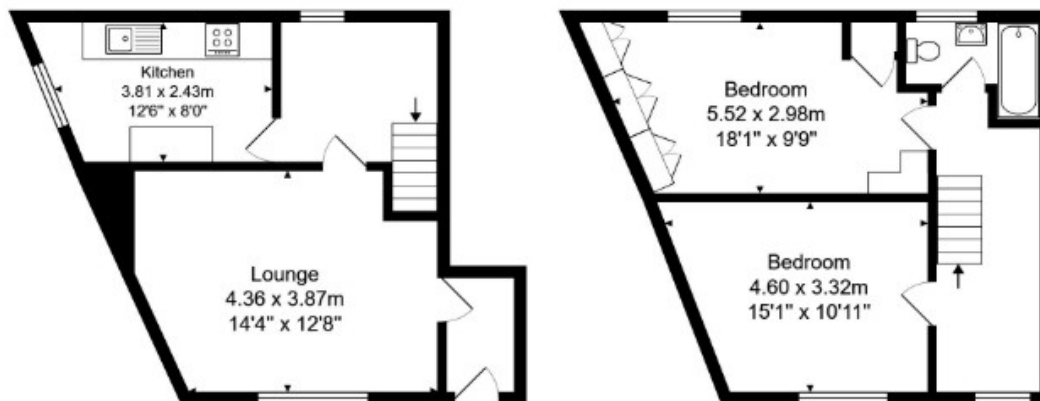
**LEASEHOLD** Please note the property is LEASEHOLD. We are informed that the details are: 999 years as of 21.1.2003.

**FLYING FREEHOLD** The property has a "flying freehold" with 90a Oxford Road, which is a flat underneath the lounge.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		