



## 119 Oxford Road, Gomersal, Cleckheaton, BD19 4HE

**NO CHAIN:** Compact Through By Light Terrace that we feel is ideal for either owner occupier or for investor landlords. Provides 2 Bedrooms and is situated in this ever popular location. Available with immediate possession. Early viewing is essential.

The accommodation comprises: Open plan lounge/kitchen, 2 bedrooms and bathroom.

**Asking Price £95,000**

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# 119 Oxford Road, Gomersal, Cleckheaton, BD19 4HE

## **OPEN PLAN LIVING ROOM/KITCHEN AREA 15'5" (4.7) x 14' (4.27) (into alcove)**

Selection of basic kitchen units sink. Cooker included in sale. Access to cellar area.

## **LANDING**

## **BEDROOM 1 10'1" (max) x 10' (3.07m (max) x 3.05m)**

Attractive feature decorative fireplace.

## **BEDROOM 2 9'3" x 6'7" (2.82m x 2m)**

## **BATHROOM/W.C 7'3" x 5'3" (2.2m x 1.6m)**

Three piece white bathroom suite with shower. Tiled walls.

**OUTSIDE** Small front yard.

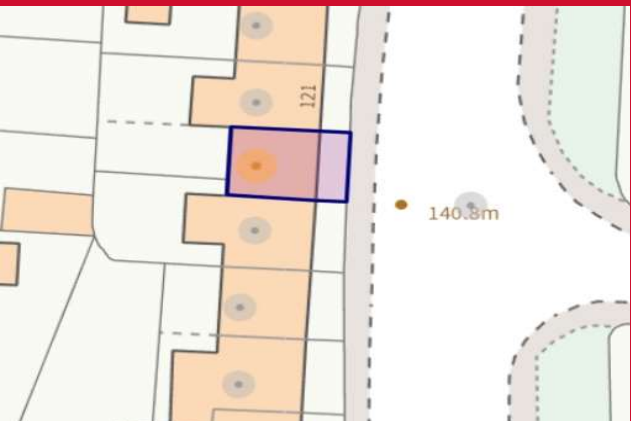
**DIRECTIONS** From Birkenshaw proceed down Bradford Road and at the roundabout continue straight ahead towards Gomersal onto Oxford Road. Proceed through the traffic lights for approximately 3/4 mile and 119 Oxford Road can be found on the right hand side.

**TENURE** Freehold

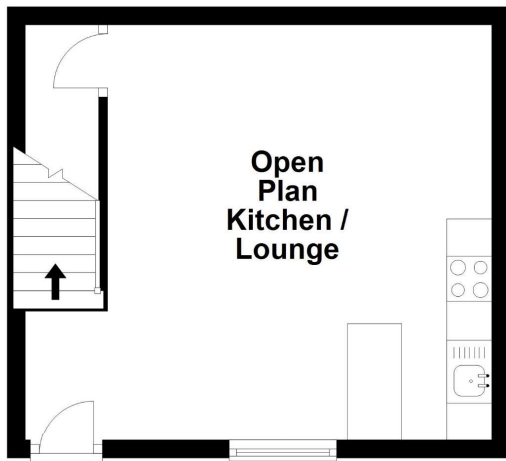
**COUNCIL TAX BAND A** - Kirklees

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.

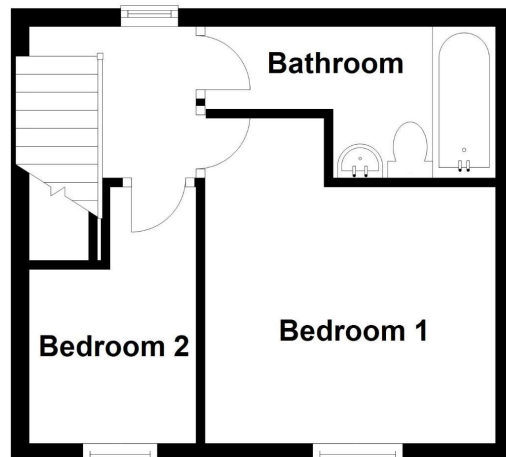




### Ground Floor



### First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

## 119 Oxford Road

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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