



19 Ventnor Close, Gomersal, Cleckheaton, BD19 4AQ

Well presented Semi Detached, forming part of this ever popular development, that has always been popular with family buyers. Provides 3 bedrooms plus a conservatory, Outside, there is gardens, parking and garage. Perfectly located within walking distance to both Gomersal Primary School and BBG Academy.

The accommodation comprises; Lounge, Kitchen, Conservatory, 3 Bedrooms & Bathroom.

Asking Price £255,000

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ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 14'2" x 12'9" (4.32m x 3.89m)

Feature fireplace with gas fire.

DINING KITCHEN 16'3" x 9'3" (4.95m x 2.82m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. uPVC French doors leading to:-

CONSERVATORY 8'8" x 8'1" (2.64m x 2.46m)

In uPVC. Tiled flooring.

LANDING Access to part boarded loft.

BEDROOM 1 14'4" x 9' (4.37m x 2.74m)

Fitted wardrobes to two walls.

BEDROOM 2 10'1" x 9'8" (3.07m x 2.95m)

BEDROOM 3 12' (3.66) x 7'2" (2.18) narrowing to 6'3" (1.9)

BATHROOM White bathroom suite with shower over the bath. Tiled walls. Heated towel rail.

OUTSIDE Cul-de-sac position, garden to the front, driveway to the side leading to garage. Pleasant low maintenance garden to rear.

COUNCIL TAX BAND C - Kirklees

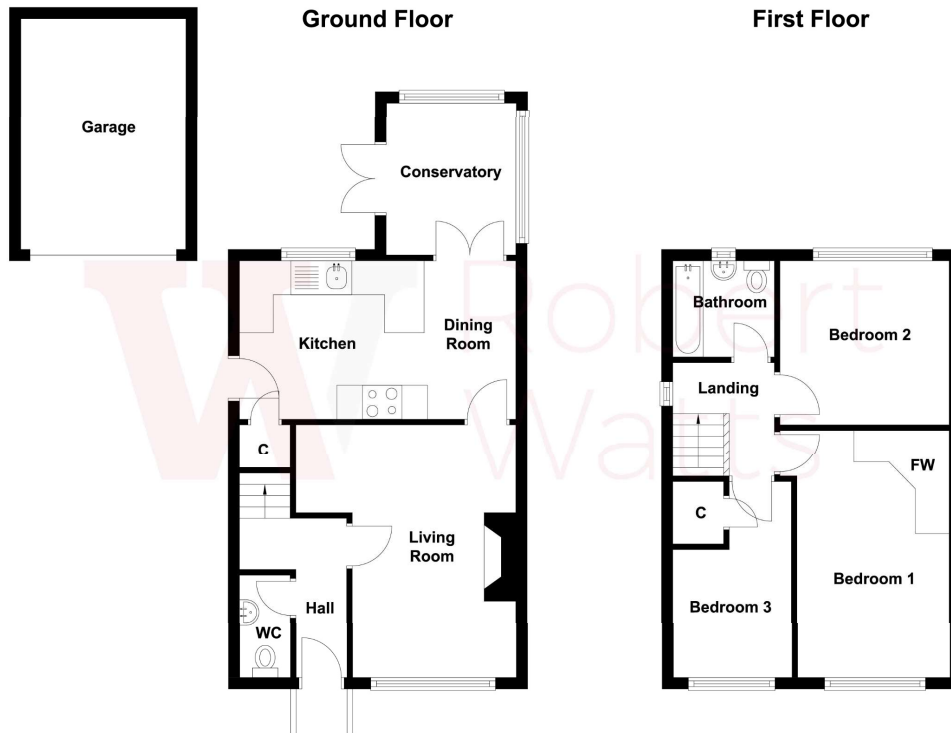
TENURE Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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