



## 11 Scott Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4JY

5 BEDROOMED FAMILY HOME IN CATCHMENT FOR BBG ACADEMY.

Well presented family sized Detached, forming part of this quite sought after cul de sac development. Has 5 BEDROOMS, 3 RECEPTION ROOMS plus a lovely enclosed rear garden. Within catchment area for BBG Academy & walking distance to both Gomersal Primary School and Oakwell Hall Country Park.

The accommodation comprises: Hallway, Lounge, Sitting Room, Kitchen/Family Room, Utility Room and W.C. 5 Bedrooms, En Suite & House Bathroom.

**Asking Price £550,000**

# 11 Scott Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4JY

**HALLWAY** Open staircase to 1st floor. Useful understairs storage cupboard.

**LOUNGE 17'5" max x 12'4" (5.3m max x 3.76m)**

Feature fireplace with electric fire. uPVC French doors leading to the garden.

**SITTING ROOM 14'3" x 8'2" (4.34m x 2.5m)**

**KITCHEN / FAMILY ROOM 26' x 8' max (7.92m x 2.44m max)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Range cooker and extractor fan.

**UTILITY ROOM** Access to integral garage

**DOWNSTAIRS W.C** White suite.

**LANDING**

**MASTER BEDROOM 16'6" x 11'2" (5.03m x 3.4m)**

**EN-SUITE SHOWER ROOM/W.C. 7'2" x 4'9" (2.18m x 1.45m)**

Modern white suite with corner shower cubicle. Fitted Vanity sink unit. Tiled walls and flooring. Heated towel rail.

**BEDROOM 2 13'2" (4.01) x 10'4" (3.15) + fitted wardrobes**

Fitted wardrobes.

**BEDROOM 3 13'4" x 9'1" (4.06m x 2.77m)**

**BEDROOM 4 10'1" x 8'6" (3.07m x 2.6m)**

**BEDROOM 5 14'6" x 8'7" max (4.42m x 2.62m max)**

**BATHROOM/W.C. 10'11" x 7'9" (3.33m x 2.36m)**

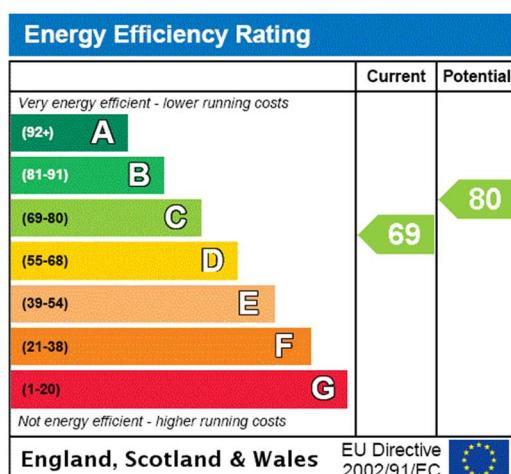
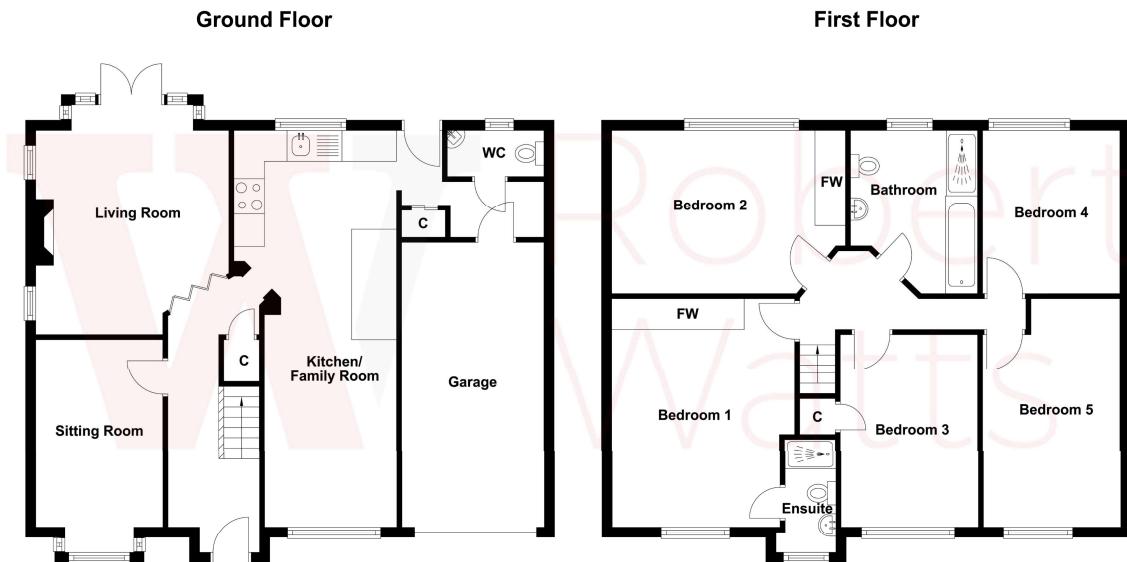
Modern 3 piece white bathroom suite with oversize corner shower cubicle. Fitted Vanity sink unit. Tiled walls and flooring. Heated towel rail.

**OUTSIDE** Occupying a lovely plot, with pleasant enclosed rear garden. Additional patio terrace. Twin Driveway to the front, with Integral Garage (electric operated doors).

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** RW Estate Agents **t** @robertwatts\_

arla | propertymark naea | propertymark