



2a Swincliffe Crescent, Gomersal, Cleckheaton, West Yorkshire, BD19 4BD

NO CHAIN: Very well presented Detached, providing 3 Bedrooms + En Suite. The house is situated in this highly sought after location and is a short walk to BBG Academy. Further features are conservatory, garage, good parking and low maintenance garden. Early viewing essential.

Asking Price £290,000

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LOUNGE 17'5" (5.3) max including open staircase x 14'5" (4.4)

DOWNSTAIRS W.C. White suite. Heated towel rail.

DINING ROOM 9'1" x 8'4" (2.77m x 2.54m)

uPVC French doors leading to:-

CONSERVATORY 16'11" (5.16) x 9'4" (2.84) approx.

Lovely Conservatory in uPVC with French doors leading to the rear.

KITCHEN 10'7" x 8'3" (3.23m x 2.51m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Range cooker with extractor. Integrated fridge and freezer. uPVC French doors leading to the Conservatory.

LANDING

MASTER BEDROOM 10'5" x 9'8" (3.18m x 2.95m)

EN-SUITE SHOWER ROOM White suite with corner shower cubicle. Tiled walls. Heated towel rail.

BEDROOM 2 8'8" (2.64) x 8'2" (2.5) + wardrobe

Fitted wardrobe.

BEDROOM 3 8'4" x 7'3" max (2.54m x 2.2m max)

Built in cupboard.

BATHROOM/W.C. White bathroom suite with overhead shower over the bath. Vanity sink unit. Tiled walls. Heated towel rail.

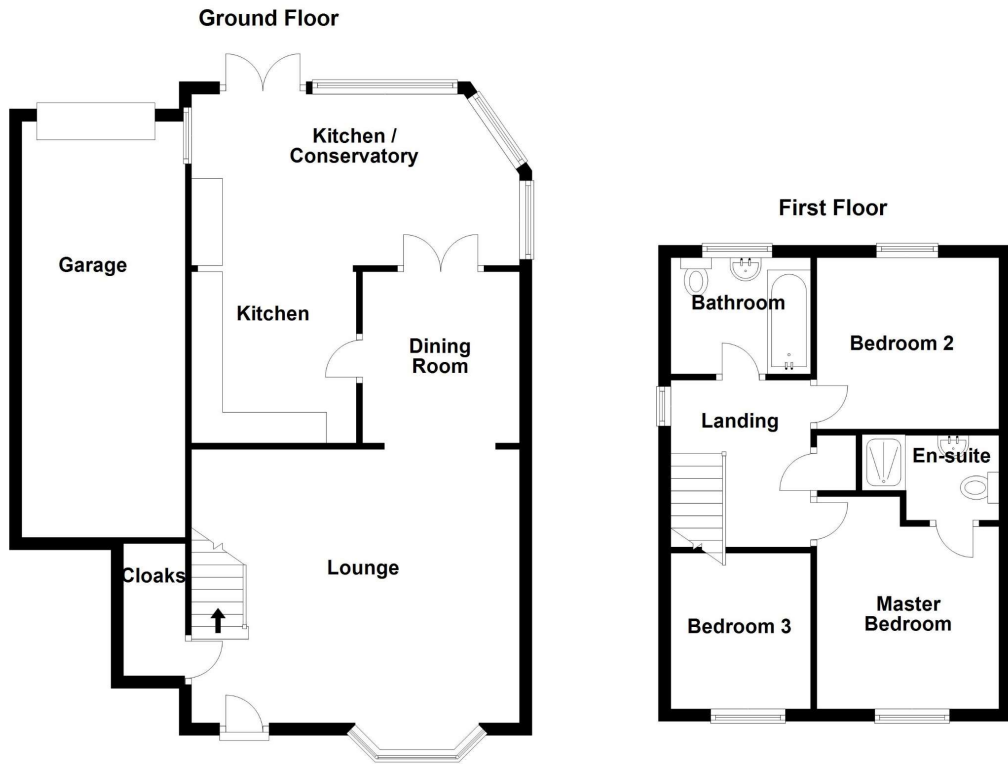
OUTSIDE Small front garden, along with useful area at the side. Block paved low maintenance rear garden, allowing for good parking. Attached garage.

TENURE Freehold

COUNCIL TAX BAND D - 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.





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.

2a Swincliffe Cres

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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