



6 Ventnor Close, Gomersal, Cleckheaton, BD19 4AQ
Asking Price: £499,500

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EXTENDED: Immaculately presented Extended Detached that has been greatly improved, extended and enhanced in recent years with quality fixture and fittings. Now provides family sized accommodation with 4 Bedrooms, 2 En Suites + House Bathroom. Further features include lovely modern Kitchen, with Family Room and Office/Study. To the outside, good parking and detached double garage and landscaped rear garden.

Situated on this ever popular development within a cul de sac position and within walking distance to BBG Academy. **NOT TO BE MISSED.**



Hallway Amtico flooring.

Downstairs W.C.

Lounge 14'4" x 10'6" (4.37m x 3.2m)
Attractive feature fireplace with built in gas fire.

Study 9'4" x 7'3" max (2.84m x 2.2m max)
Perfect home working room.

Breakfast Kitchen 23'3" x 16'2" (7.09m x 4.93m)
Impressive, 23 foot kitchen with a quality well range of units. Granite central island unit and sink unit. 2 built in "Neff" ovens, induction hob. Integrated fridge and freezer, "Miele" dishwasher. Tiled flooring.

Family Room/Dining Room 18'1" x 8'6" (5.5m x 2.6m)
Lovely "multi purpose" room off the kitchen, with tiled flooring. uPVC door leading to the garden.







Landing

Master Bedroom 11'7" x 11'4" (3.53m x 3.45m)
Fitted wardrobes.

En-Suite Shower Room/W.C Modern suit with corner shower cubicle. Tiled walls and flooring. Heated towel rail.

Bedroom 2 16'9" approx x 7'4" (5.1m approx x 2.24m)
Extended Bedroom. Fitted wardrobe.

En-Suite Shower Room/W.C. White suite with corner shower cubicle. Vanity Sink unit. Tiled walls and flooring.

Bedroom 3 15'9" x 9'2" (4.8m x 2.8m)
Extended Bedroom.

Double Bedroom 4 12'2" x 10'8" (3.7m x 3.25m)
Fitted wardrobe.

Bathroom/W.C. 8'9" x 7'4" (2.67m x 2.24m)
White bathroom suite with 'Roll Top' bath and separate corner shower cubicle. Tiled walls and flooring. Heated towel rail.

Outside Cul-de-sac position. Garden to front. Twin 'Key Block' driveway leading to **DETACHED DOUBLE GARAGE**. Electric charger point. Pleasant landscaped garden to the back with flagged patio terrace.

Tenure Freehold

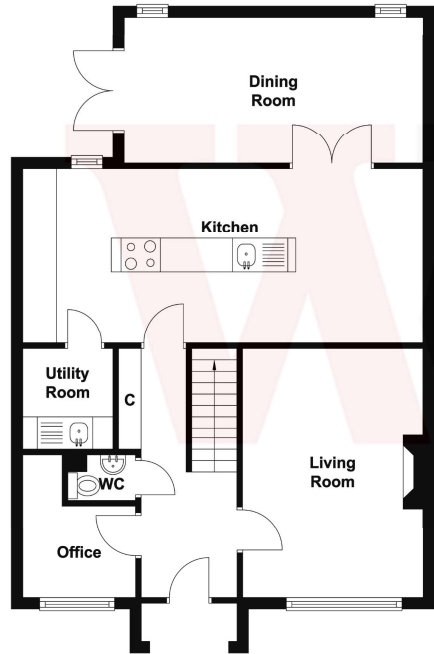
Council Tax Band E - Kirklees.

IMPORTANT NOTICE

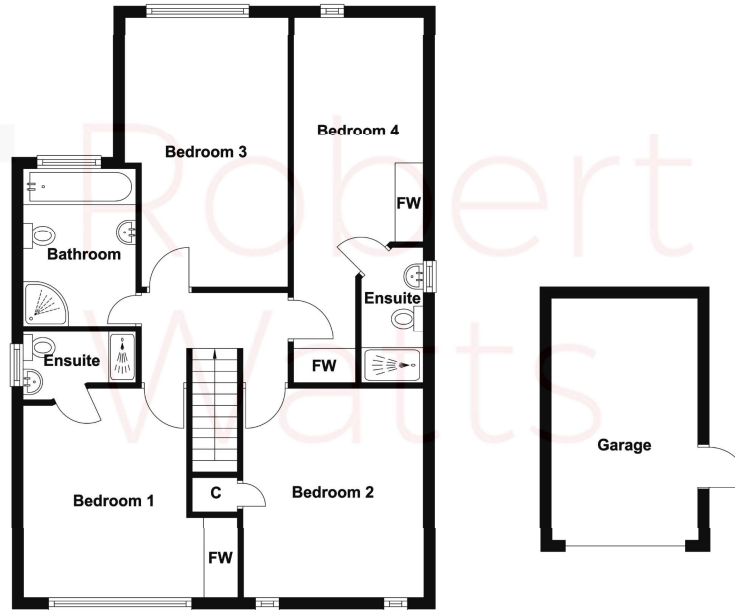
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



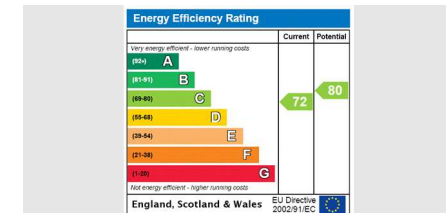
First Floor



AGENTS NOTES:

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.



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