






## 5 Ventnor Close, Gomersal, Cleckheaton, West Yorkshire, BD19 4AQ

Beautifully presented MODERN DETACHED, forming part of this sought after development and occupying a cul de sac position. Provides 3 BEDROOMS + EN SUITE, with lovely gardens. MUST BE VIEWED TO APPRECIATE.

The accommodation comprises; Lounge, Dining Room, Kitchen, WC, Conservatory, 3 Bedrooms, En Suite & House Bathroom.

**Asking Price £330,000**

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## ENTRANCE HALL

**LOUNGE 16' (4.88) x 11'7" (3.53) max. open staircase leading to 1st floor.**

Double doors leading to:-

**DINING ROOM 9'4" x 9' (2.84m x 2.74m)**

uPVC French doors leading to:-

**CONSERVATORY** in uPVC.

**KITCHEN 12'5" x 10'1" (3.78m x 3.07m)**

Range of modern kitchen units and stainless steel sink. Integrated double oven, induction hob and extractor hood over. Integrated fridge freezer and dishwasher. Complementary tiling, vinyl flooring and two radiators. Storage cupboard. Plumbing for an automatic washing machine.

## SIDE ENTRANCE HALL

### DOWNSTAIRS W.C.

**LANDING** Access to part boarded Loft.

**MASTER BEDROOM 12'8" x 11'7" (3.86m x 3.53m)**

Fitted wardrobes.

**EN-SUITE SHOWER ROOM/W.C.** Corner shower cubicle. Tiled walls. Heated towel rail.

**BEDROOM 2 10'4" x 9'6" max (3.15m x 2.9m max)**

Fitted wardrobes to 2 walls.

**BEDROOM3 9'5" x 9'11" (2.87m x 3.02m)**

**BATHROOM/W.C.** 3 piece white bathroom suite. Vanity sink unit. Tiled walls. Heated towel rail.

**OUTSIDE** Cul de sac position with driveway leading to an integral single garage. Open plan garden to the front. Pleasant lawned garden with paved patio area to the back.

**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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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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