



## **36 Queen Street, Gomersal, Cleckheaton, BD19 4LG**

**NO CHAIN:** Situated in this highly popular part of Gomersal is this Detached style property that is in need of updating but we feel is reflected in the price. Provides 2 Bedrooms and backs onto the old Gomersal tunnel so is not overlooked and has a pleasant garden.

The accommodation comprises: Kitchen, Lounge, Conservatory, 2 Bedrooms & Shower Room.

**Asking Price £185,000**

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**LOUNGE 14'4" x 10'2" max (4.37m x 3.1m max)**

**KITCHEN 14' x 7'8" (4.27m x 2.34m)**

Range of kitchen units, worktops and sink unit. Built in oven, hob and extractor. Access to:-

**CONSERVATORY** in uPVC.

**CELLAR**

**LANDING**

**BEDROOM 1 14'5" x 9'2" (4.4m x 2.8m)**

**BEDROOM 2 10'3" x 6'1" (3.12m x 1.85m)**

**SHOWER ROOM/W.C.**

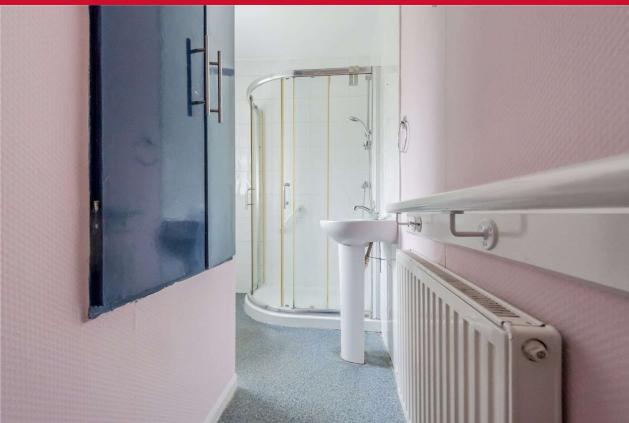
**OUTSIDE** Lovely position that backs onto what was Gomersal Tunnel, so is quiet and not overlooked. Pleasant garden with shed.

**TENURE** Freehold

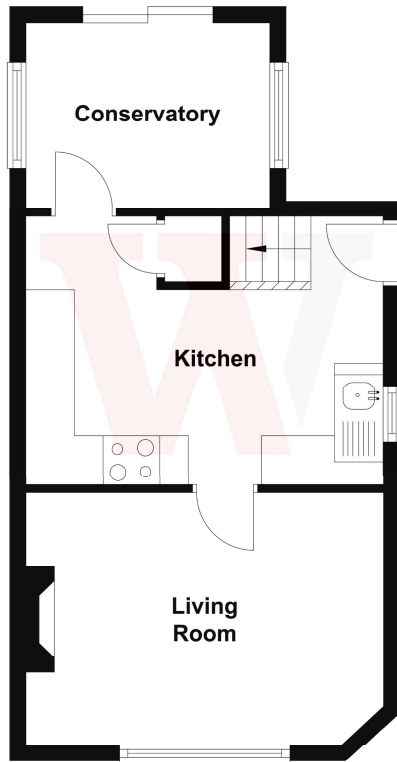
**COUNCIL TAX BAND** C - Kirklees

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.

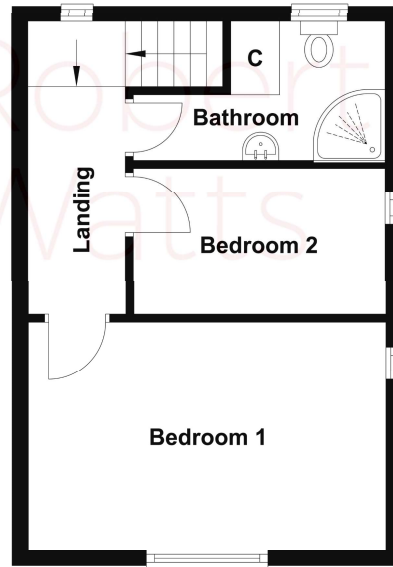




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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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