



8 Langton Close, Gomersal, Cleckheaton, BD19 4AS

4 BEDROOMS & NO CHAIN: Light and airy **EXTENDED SEMI DETACHED** that provides **FAMILY SIZED** flexible accommodation. With **4 BEDROOMS + EN SUITE** and situated in this highly sought after location off Latham Lane in Gomersal. Cul de sac position with private south facing garden and within catchment area and walking distance for BBG Academy and Gomersal Primary School. Not to be missed.

The accommodation comprises: Hall, Lounge, Kitchen, Dining/Family Room, 4 Bedrooms, En Suite & Family Bathroom.

Offers in the region of £265,000

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HALLWAY Oak effect laminate flooring through to lounge. Under stairs cupboard.

LOUNGE 16'6" x 14'6" (5.03m x 4.42m)

Good sized bright dual aspect lounge with both windows overlooking the garden, limestone fireplace and real flame effect fire. Oak effect laminate flooring.

KITCHEN 9'9" x 8'4" (2.97m x 2.54m)

Well equipped kitchen with a range of base and wall units, including corner cupboard with turntable, pull out double bin and wide opening spice/condiments wall cupboard next to hob. One and a half bowl sink unit with mixer tap. Electric fan oven, gas hob and extractor fan. Stainless steel splashbacks. Open archway through to:

DINING/FAMILY ROOM 14'7" (4.45) x 9'8" (2.95) narrowing to 7'5" (2.26)

Archway from kitchen through to dining area with window overlooking front garden and family room area with patio doors leading out to the back garden. A multi-purpose extension with a vaulted ceiling.

LANDING Access via drop down stairs to attic, which is boarded to an area of approx. 23' x 6' with full head room, with further space to either side of the boarded area.

BEDROOM ONE 14'1" x 9'7" max (4.3m x 2.92m max)

Fitted wardrobes including drawers.

BEDROOM TWO 11'5" x 8'6" (3.48m x 2.6m)

Fitted wardrobe and airing cupboard, large window overlooking garden and trees beyond.

EN-SUITE Fitted with a white three piece suite comprising of a basin, W.C. and bidet with mixer taps. Extractor fan, and large built in cupboard.

BEDROOM THREE 9'4" x 8'7" (2.84m x 2.62m)

Large mirrored fitted wardrobes (2'6 deep not included in room measurements) and fitted bookcase/display cabinet. Under eaves cupboard. Velux window with built in blackout blind.

BEDROOM FOUR 9'3" x 7'4" max (2.82m x 2.24m max)

Fitted wardrobe and over bed cupboard.

BATHROOM Fitted with a white four piece suite comprising of a curved bath with mixer taps and shower attachment, curved shower unit, wash basin with vanity unit, and W.C. Fitted white bathroom furniture with vanity unit and full height cupboard and drawers. Dimmable lighting, fully tiled walls and flooring, extractor fan. Full height chrome spiral radiator/towel rail plus small chrome radiator/towel rail.

OUTSIDE Corner plot in cul de sac location with a sunny, private south facing back garden.

Front garden including a driveway providing parking for up to 3 cars. Gate at side through to back garden, fully enclosed with large patio terrace and lawned area. Outdoor sockets and lighting.

Attached garage with water and sockets, and door through to back garden. Wall mounted central heating boiler

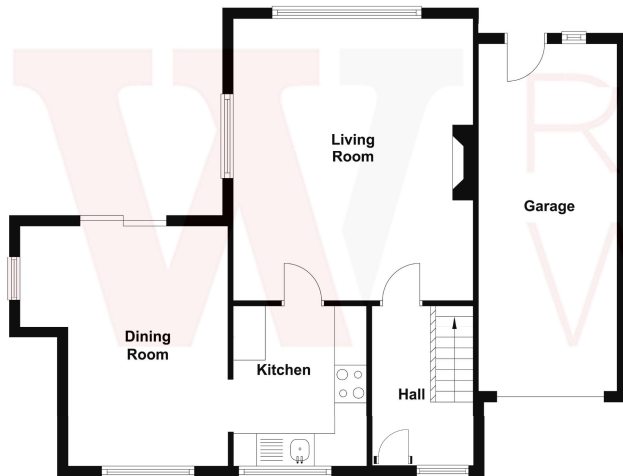
TENURE Freehold.

COUNCIL TAX BAND D - Kirklees.

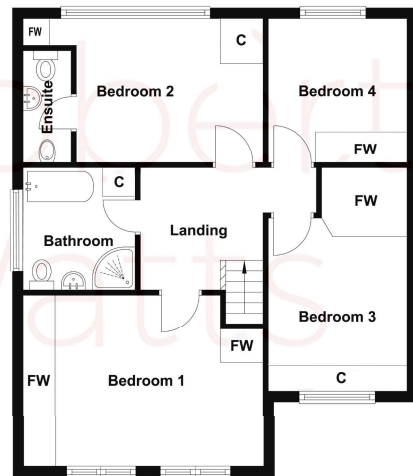
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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	