



19 Dewsbury Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4AX

Offering luxury and elegance, this STUNNING, EXTENDED, four bedroom detached house is situated in a sought-after residential location. Within walking distance of well regarded BBQ Academy this makes a super FAMILY HOME and is sure to impress. Extended and finished to a high standard by the current owners, the enviable footprint exudes luxury with high-quality finishes and fixtures, creating a contemporary living environment. The stylish open-plan layout enhances the flow between the living areas, making it ideal for entertaining or enjoying family time. With four good sized bedrooms the extended master with ensuite bathroom, family bathroom, stunning open plan living kitchen, lounge, utility and WC it really does tick all the boxes. The landscaped rear, low maintenance garden is a great place to relax and with the added benefit of a double garage, there is ample parking and storage space available.

Asking Price £475,000

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GROUND FLOOR Underfloor heating throughout.

ENTRANCE PORCH Glazed porch and tiled flooring

CLOAKROOM W/C W/c and vanity sink, tiled flooring.

LOUNGE 15'9" x 9'2" max (4.8m x 2.8m max)

Wall mounted TV point and super place to relax and unwind.

DINING AREA 14'1" x 11'2" (4.3m x 3.4m)

Open to living kitchen with oversized tiled flooring throughout and pendant lighting.

OPEN PLAN KITCHEN/FAMILY ROOM 13'5" (4.1) x 21'8" (6.6) max + 12'6" (3.8) x 6'11" (2.1)

Stunning open plan L-shaped living kitchen diner which is a great entertaining space with high quality modern wall and base units with granite worktops and inset sink and mixer tap, feature island unit and breakfast bar and induction hob. Integrated electric oven, steam oven and microwave oven with slip and slide doors. Integral fridge freezer, dish washer and wine cooler bi-folding doors to garden.

UTILITY ROOM 8'6" x 6'7" (2.6m x 2m)

Wall and base units with sink unit and plumbing for washing machine.

LANDING Feature glazed balustrade and useful storage cupboard

MASTER BEDROOM 20'8" x 12'6" max (6.3m x 3.8m max)

Spacious master bedroom suite with fitted wardrobes which mirrors a boutique hotel suite with open plan ensuite bathroom.

EN SUITE Quality bathroom suite open to bedroom with oversized bath and 'his and hers' vanity sink units, tiled walls and heated towel rail. Underfloor heating.

Separate Wc.

BEDROOM 3 10'2" x 10'2" (3.1m x 3.1m)

Double bedroom.

BEDROOM 2 15'9" x 9'6" (4.8m x 2.9m)

Double bedroom.

BEDROOM 4 7'3" x 7'10" (2.2m x 2.4m)

BATHROOM 9'6" x 9'6" (2.9m x 2.9m)

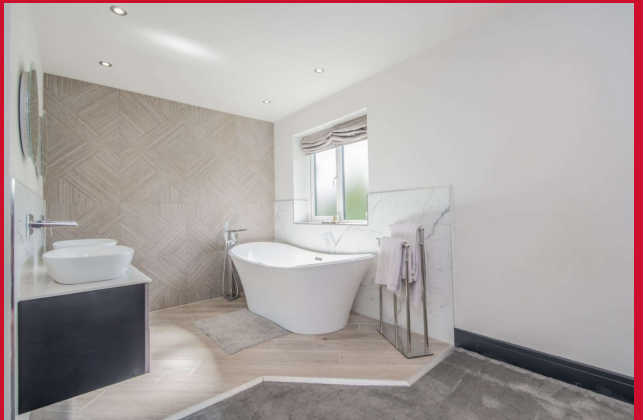
Stunning four piece modern bathroom suite with glazed walk in shower, Jacuzzi bath, vanity sink and w/c. Tiled walls and flooring. Underfloor heating

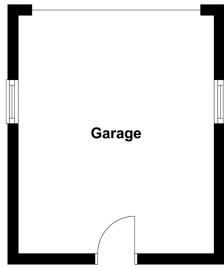
EXTERIOR Lawned garden to front. Landscaped rear garden with paved patio and artificial lawned garden. Rear access to driveway parking and detached double garage which offers potential to convert to other uses including home office.

COUNCIL TAX Kirklees - Band E

TENURE Freehold

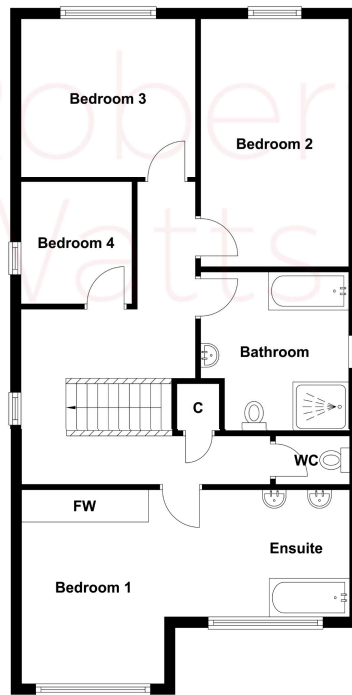
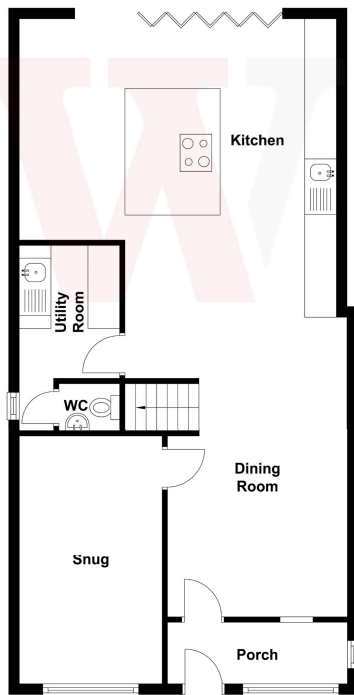
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		79
(55-68) D	61	
(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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