



## 120 Oxford Road, Gomersal, Cleckheaton, BD19 4HD

**SUPER PLOT:** Well presented EXTENDED DETACHED, that occupies a larger than average corner plot of approximately 0.26 acres. Due to the size, offers great potential for a new build at the side (subject to relevant planning permission). The house provides family sized 3 BEDROOMED accommodation and has lovely OPEN ASPECT VIEWS at the back. Houses of this type are rare to the market and so early viewing is essential.

**Asking Price £425,000**

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# 120 Oxford Road, Gomersal, Cleckheaton, BD19 4HD

## HALLWAY

## DOWNSTAIRS W.C

### OFFICE AREA 6' x 6' (1.83m x 1.83m)

Useful room, that has been used as an office.

### LOUNGE 13' (3.96) x 11'10" (3.6) into bay window

Formal lounge at the front of the house.

### DINING KITCHEN 14' (4.27) x 10' (3.05) + 7' (2.13) x 7' (2.13)

Well equipped kitchen with good range of units. Built in oven, hob and extractor. Sliding patio doors to garden.

### LIVING ROOM 11' x 10" (3.35m x 3.05m")

Cosy living room/family room at the back, with feature fireplace built into chimney breast with Log Burner. French doors leading to conservatory and open to kitchen.

**CONSERVATORY** Good sized room taking advantage of the garden views.

## LANDING

### MASTER BEDROOM 14' x 10'10" (4.27m x 3.3m)

Enjoys super open aspect views.

**EN-SUITE SHOWER ROOM/W.C** Corner shower cubicle.

### DOUBLE BEDROOM 2 11' x 10'11" (3.35m x 3.33m)

Fitted wardrobes. Super views.

### DOUBLE BEDROOM 3 11' x 10' max (3.35m x 3.05m max)

**HOUSE BATHROOM/W.C** White suite with 'Jet Bath' and corner shower cubicle.

**OUTSIDE** Occupying a larger than average plot of approximately 0.26 acres. Offers great potential due to size and position for possible building plot at the side (subject to the relevant planning permission). Ample parking and garage at the front. Lovely open aspect views at the back, along with "market garden" / allotment. Lawned garden at the side.

**TENURE** Freehold

**COUNCIL TAX BAND** E - Kirklees

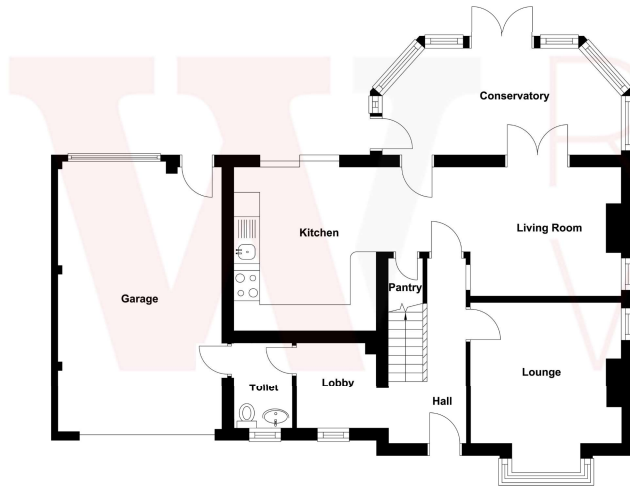
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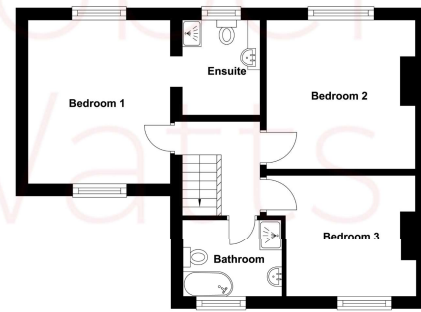
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Ground Floor



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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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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