



38 Barrington Parade, Gomersal, Cleckheaton, West Yorkshire, BD19 4NR

NO CHAIN: Lovely Semi Detached Bungalow providing 2 Bedroomed accommodation. The house has been thoroughly updated and improved in recent years and is immaculately presented. Would make an ideal buy for either downsizers or first time buyers. Outside, there is parking at the front and pleasant garden at the back.

Ideally located close to Cleckheaton town centre and with easy reach of all major commuter routes.

Offers Over £150,000

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ENTRANCE VESTIBULE

LOUNGE 12' x 10' (3.66m x 3.05m)

Predominately open plan, making it an easily manageable space.

KITCHEN 10' x 10' (3.05m x 3.05m)

Well-equipped modern kitchen with a range of base and wall units. Built in oven and hob. UPVC French doors to the garden.

INTERNAL HALL Access to good sized loft space

BEDROOM 1 12' x 9'1" (3.66m x 2.77m)

BEDROOM 2 10' x 6' (3.05m x 1.83m)

SHOWER ROOM/WC White suite, corner shower cubicle. Heated towel rail.

OUTSIDE Externally to the front of the property is a driveway providing off street parking and a lawn garden. To the rear is a stone flagged patio area and the rest predominately laid to lawn.

COUNCIL TAX Kirklees Council - Band A

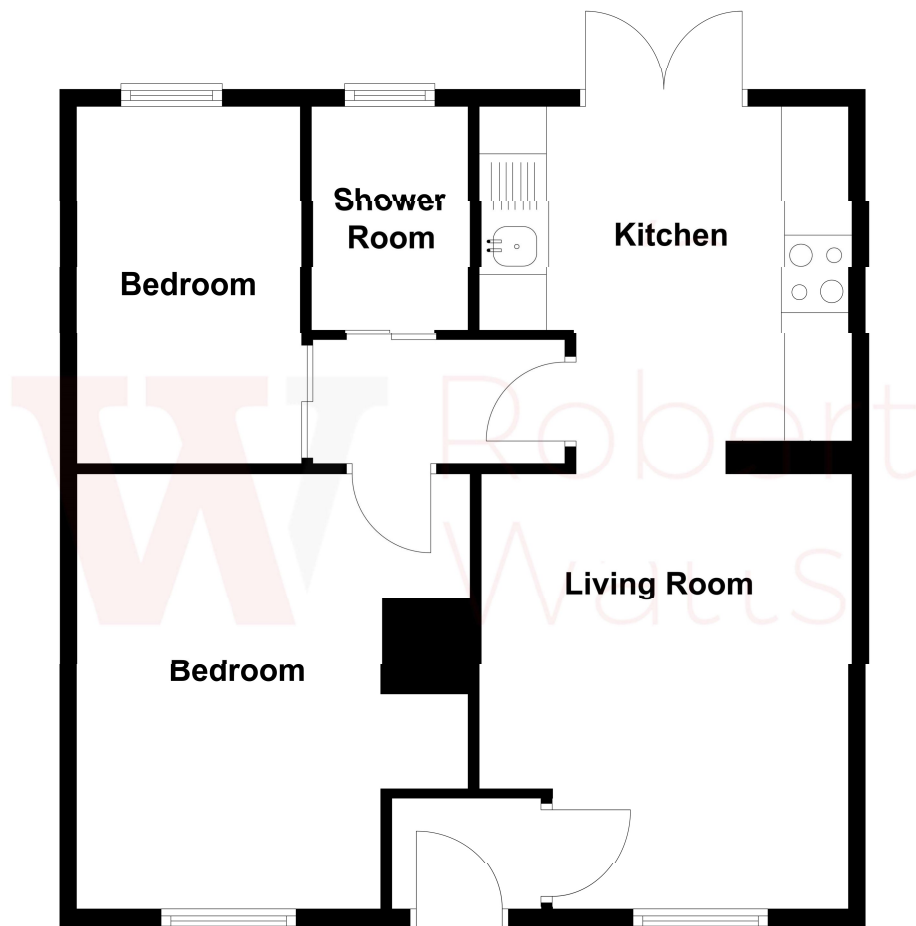
TENURE Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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