



## **85 Burnleys Mill Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4PH**

Well presented MODERN DETACHED, that forms part of this ever popular development. This lovely home would be ideal for families and offers 3 bedrooms + en suite. Outside, pleasant gardens, together with converted garage which is now a garden room/home office. NOT TO BE MISSED.

The accommodation comprises: Hall, WC, Lounge, Kitchen, 3 Bedrooms, En Suite & Bathroom.

**Asking Price £310,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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# 85 Burnleys Mill Road, Gomersal, Cleckheaton, West Yorkshire, BD19

## HALLWAY

**DOWNSTAIRS WC** White suite, vanity sink unit.

## LOUNGE 18' x 10' (5.49m x 3.05m)

Good sized through lounge with uPVC French Doors leading to the garden.

## DININGKITCHEN 18' x 9' (5.49m x 2.74m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven, hob and extractor fan. Integrated dish washer and washing machine. uPVC French Doors leading to the garden.

## LANDING

### MASTER BEDROOM 10' (3.05) x 10' (3.05) + Recess

Built in wardrobes.

**EN SUITE SHOWER ROOM/WC** En Suite Shower Room/WC, with white suite, corner shower cubicle

### BEDROOM 2 10' x 9' (3.05m x 2.74m)

### BEDROOM 3 9' x 7' (2.74m x 2.13m)

**BATHROOM** White bathroom suite. part tiled walls.

**OUTSIDE** Garden at the front, driveway to the side. Pleasant garden to the rear with decking terrace.

### GARDEN ROOM/SNUG 12' x 9' (3.66m x 2.74m)

Originally the garage, but converted in to a garden room/snug or for a home office. With uPVC French Doors. Storage to eaves access via a ladder.

**TENURE** Freehold

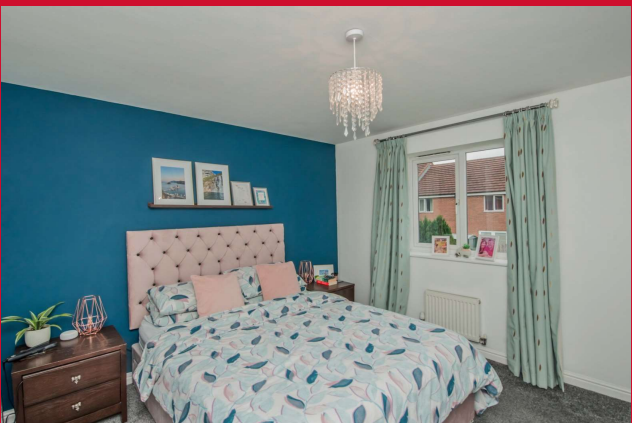
**COUNCIL TAX** Band D - Kirklees

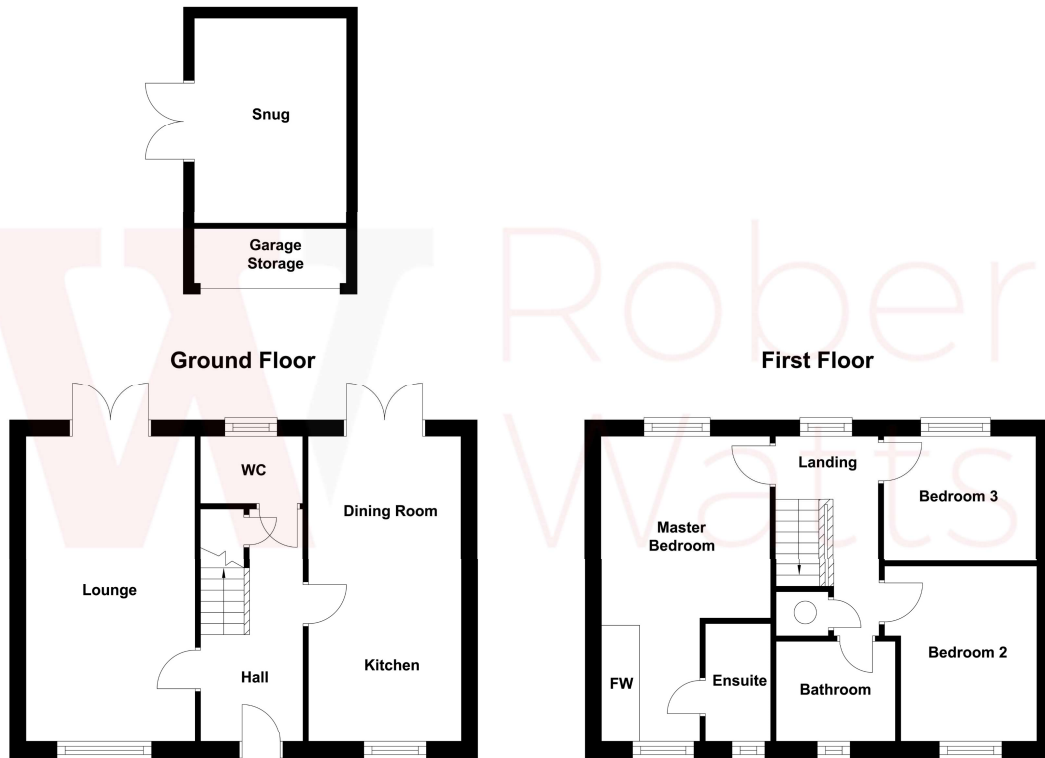
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The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If 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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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