



68 Burnleys Mill Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4PQ

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Do not miss out on this truly Impressive End Town House that has been much improved in recent years by the present seller. The property offers "show home" standard, that is ready to move into. Features includes a stunning premium German fitted kitchen, with high end appliances and replaced quality bathroom and en suite. The houses provides family sized 4 double bedroomed accommodation, arranged over 3 floors. To the outside, landscaped rear garden and extended driveway and garage.

Asking Price £275,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

GROUND FLOOR

HALLWAY With access to the garage.

DOWNSTAIRS WC Washbasin and vanity sink unit. Heated towel rail.

KITCHEN 14' x 9' (4.27m x 2.74m)

Stunning and quality German kitchen with a high end range of fitted units and appliances, consisting of induction hob, double oven and the second oven is a microwave / combination oven. Sitting under that is a warming drawer, the modern version of a hostess trolley ideal for busy families keeping food warm. Built in double door / temperature wine fridge. Complimented by the central island that seats 4, with cupboards in the island that gives additional storage capacity in the kitchen. Bi folds lead out to the garden, which are slide and sweep so the door maximises space and you don't lose space inside or outside.

FIRST FLOOR

LOUNGE 16' x 10' (4.88m x 3.05m)

First floor lounge with made to measure plantation shutters.

BEDROOM 3 9'10" x 8' (3m x 2.44m)

BEDROOM 4 9'10" x 8' (3m x 2.44m)

BATHROOM White bathroom suite with "water fall" rain shower over the bath and tiled walls.

TOP FLOOR

MASTER BEDROOM 14' x 10' (4.27m x 3.05m)

Top floor master bedroom, with made to measure plantation shutters.

EN SUITE/WET ROOM White suite with vanity sink unit and tiled walls and flooring and "water fall" rain shower.

BEDROOM 2 14' x 10' (4.27m x 3.05m)

Good sized top floor bedroom 2.

EXTERIOR At the front, there is an extended block paved driveway and garage. Lovely enclosed and landscaped low maintenance rear garden. Includes artificial grass and flagged patio.

COUNCIL TAX Kirklees Council - Band C

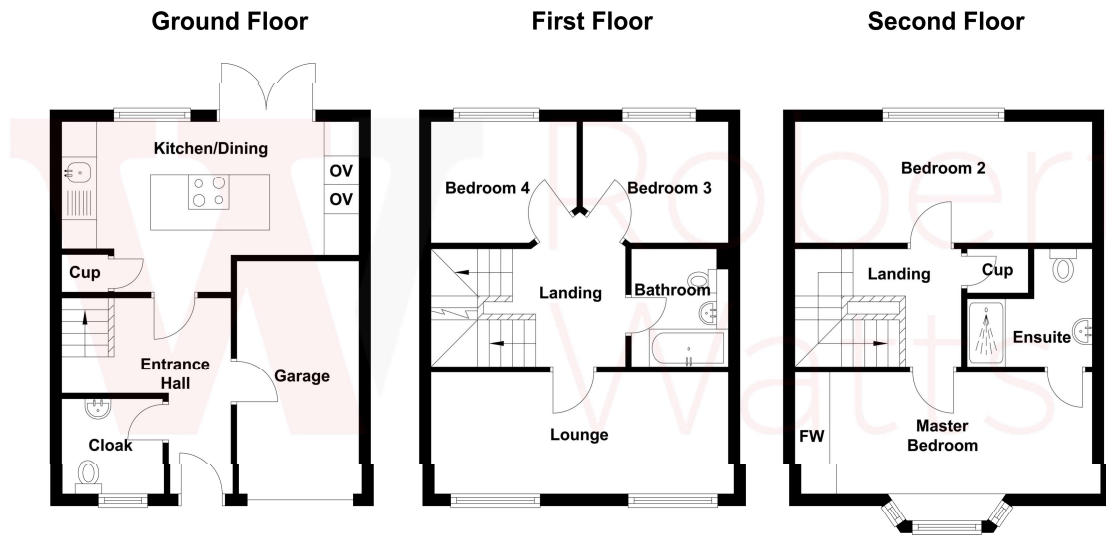
TENURE Freehold

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		
(81-91) B		86
(69-80) C	79	
(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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