



## 55 Summerbridge Crescent, Gomersal, Cleckheaton, West Yorkshire, BD19

**NO CHAIN:** Very well presented DETACHED TRUE BUNGALOW, offering 2/3 BEDROOMED accommodation. Situated on this ever popular cul dec sac development, the property occupies a good sized overall plot, with LOVELY PRIVATE BACK GARDEN. Ideally located within in a short walk to Oakwell Hall Country Park.

The accommodating comprises: Lounge, Kitchen, Conservatory, 2/3 Bedrooms & Shower Room.

**Asking Price £299,000**

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# 55 Summerbridge Crescent, Gomersal, Cleckheaton, West Yorkshire,

**KITCHEN 14' x 8'11" (4.27m x 2.72m)**

Modern well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob.

**LOUNGE 18'11" x 12' (5.77m x 3.66m)**

**CONSERVATORY** Built at the back off the house, taking advantage of overlooking the garden.

**BEDROOM 1 16' x 9' (4.88m x 2.74m)****BEDROOM 2 8' x 6' (2.44m x 1.83m)****BEDROOM 3/DINING ROOM 11' x 8' (3.35m x 2.44m)**

Originally a bedroom, but has been used both a dining room and a spare bedroom. Leading to Conservatory

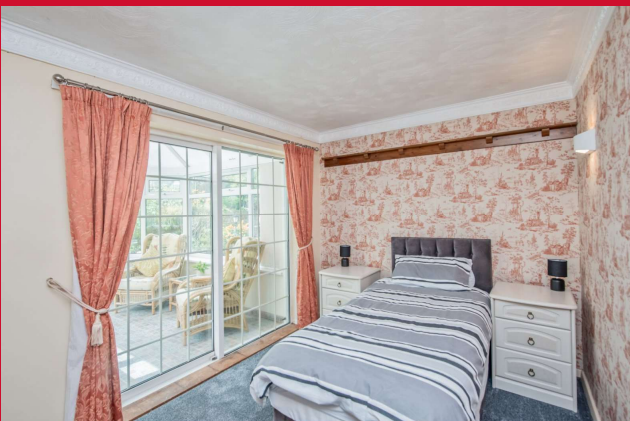
**SHOWER ROOM/W.C.** White shower suite with "walk in shower"

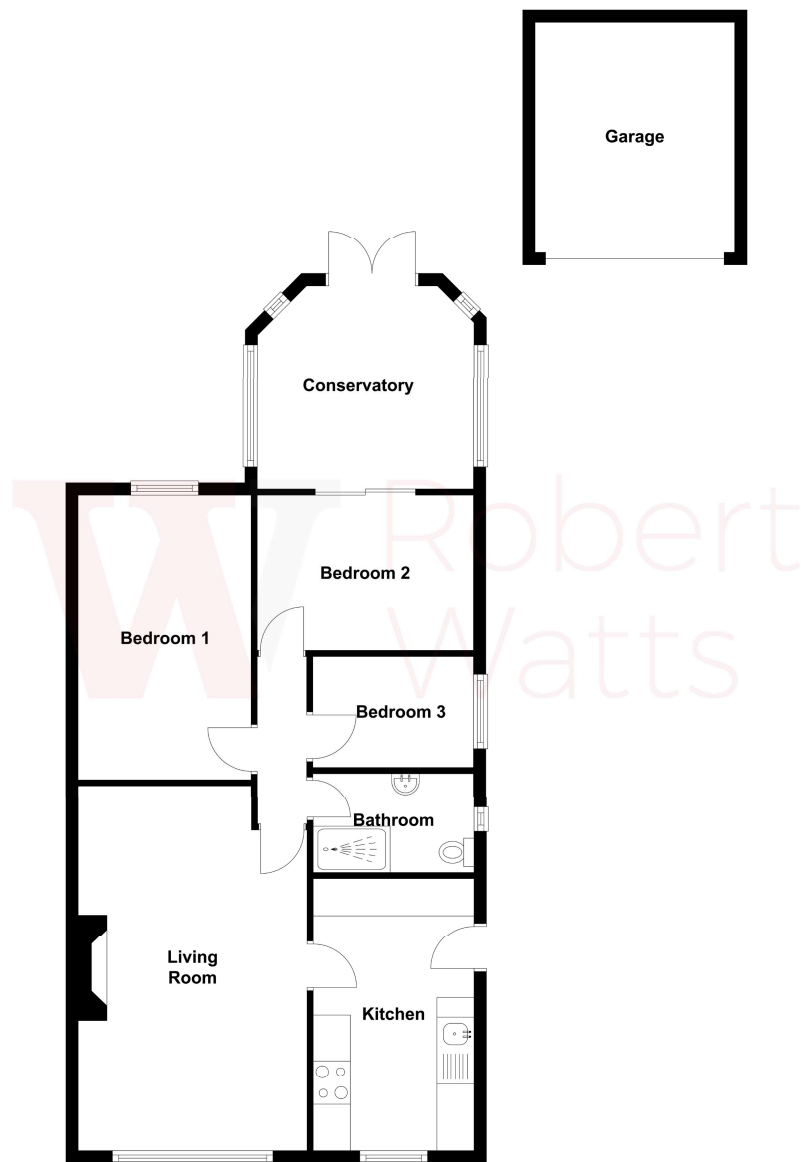
**OUTSIDE** Cul de sac position, garden to the front, driveway, ample parking leading to garage. At the back, lovely and a good sized pleasant private garden.

**NB** The Seller of this property needs to receive Grant of Probate, the sale can proceed, but legal completion cannot take place until Solicitors have received the Grant of Probate.

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	