



## 6 Queen Street, Gomersal, Cleckheaton, West Yorkshire, BD19 4LG

**NO CHAIN:** Early viewing is essential on this beautiful End Cottage, providing much charm and character. The immaculately presented house provides 2 double bedrooms and is situated in this highly sought after location. Within a short walk to the popular and well known Oakwell Country Park. **NOT TO BE MISSED.**

The accommodation comprises; Lounge, Kitchen, Cellar, 2 Bedrooms & Bathroom.

**Asking Price £197,500**

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## **LOUNGE 14'9" x 11'9" Max (4.5m x 3.58m Max)**

Feature fireplace in chimney breast with a log burning stove, beamed ceiling. Sash windows. Access to cellar.

**CELLAR** Useful storage space

## **BREAKFAST KITCHEN 14'7" x 6'8" (4.45m x 2.03m)**

Lovely well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven and ceramic hob, extractor fan and integrated fridge.

## **LANDING**

## **BEDROOM 1 14'9" x 9'4" Max (4.5m x 2.84m Max)**

Sash windows. Built in storage cupboard.

## **BEDROOM 2 14'3" x 6'7" (4.34m x 2m)**

Lovely light and airy room with window and a Velux roof light.

**BATHROOM** White bathroom suite with a shower cubicle, part tiled walls and heated towel rail.

**OUTSIDE** To the front of the property there is a gravelled garden with a paved driveway providing off street parking and a paved patio area.

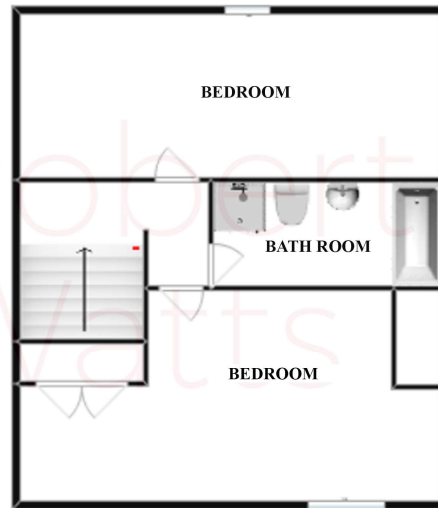
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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	