




## 6 Swincliffe Close, Gomersal, Cleckheaton, BD19 4BG

**NO CHAIN:** Early viewing is advised on this well presented Semi Detached that is situated in this sought after cul de sac. Ideally positioned next to BBG Academy and providing 3 Bedrooms, making it an ideal family home. Available with **NO CHAIN**.

The accommodation comprises: Hall, Shower Room/WC, Lounge, Dining Room, Snug/Office, Kitchen, Conservatory, Sitting Room. 3 Bedrooms and Bathroom.

**Asking Price £275,000**

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## 6 Swincliffe Close, Gomersal, Cleckheaton, BD19 4BG

**ENTRANCE HALL** Hallway

**SHOWER ROOM / WC** Ground floor shower room with vanity sink unit and heated towel rail

**LOUNGE 15' x 11' approx (4.57m x 3.35m approx)**

Open to snug

**SNUG/OFFICE 10' x 8' (3.05m x 2.44m)**

Can be adapted to create an additional ground floor bedroom

**DINING ROOM 8' x 8' (2.44m x 2.44m)**

Leading to conservatory

**CONSERVATORY** Upvc doors leading to garden

**KITCHEN 12' x 8' (3.66m x 2.44m)**

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in double oven and ceramic hob

**BEDROOM 1 12'11" (3.94) x 9'5" (2.87) + Wardrobes**

Fitted wardrobes to two walls

**BEDROOM 2 11'10" x 10' (3.6m x 3.05m)**

**BEDROOM 3 8'10" x 8' (2.7m x 2.44m)**

**BATHROOM** Three piece bathroom suite with shower over bath, tiled walls and heated towel rail

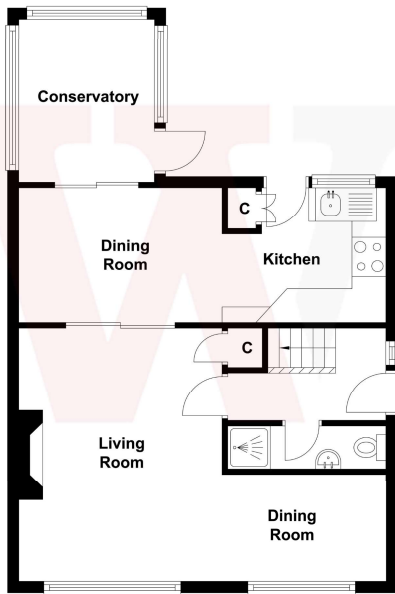
**EXTERIOR** Cul de sac location, garden to front, good parking, leading to garage and car port and lovely garden at the back

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.

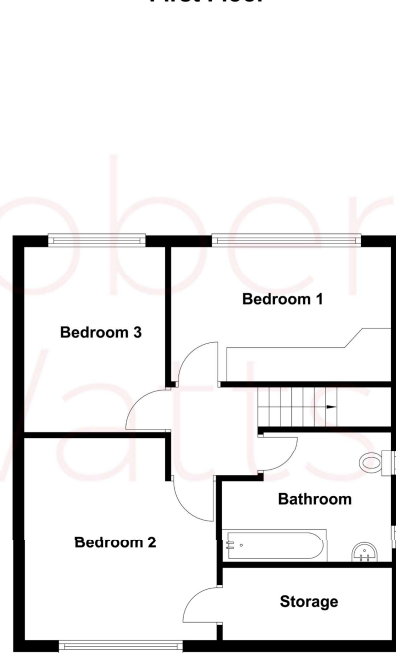




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C

84 B