



## 5 Pollard Avenue, Gomersal, Cleckheaton, West Yorkshire, BD19 4PP

EXTENDED: Well appointed Semi Detached, situated in this ever popular part of Gomersal on a lovely quiet cul-de-sac, and within the catchment area for BBG Academy. Would make an ideal buy for either upsizers or downsizers. The house has a dining room extension backing onto the lovely, landscaped rear garden. Additionally there is a driveway and garage offering good parking. NOT TO BE MISSED.

Asking Price £240,000

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## ENTRANCE HALL

### LOUNGE 13' x 12' (3.96m x 3.66m)

Feature fireplace with fire.

### DINING ROOM 9' x 8' (2.74m x 2.44m)

Extended Dining Room, backing onto the garden with French door.

### KITCHEN 15' x 7' (4.57m x 2.13m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Integrated dishwasher.

## LANDING

### BEDROOM 1 11'10" x 8' (3.6m x 2.44m)

### BEDROOM 2 9' x 8' (2.74m x 2.44m)

### BEDROOM 3 6' (1.83) x 4' (1.22) + stairhead

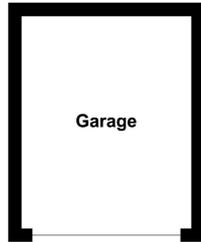
Built in wardrobe. Access to boarded Loft via loft ladder

**BATHROOM/W.C.** 3 piece bathroom suite with shower over the bath.

**OUTSIDE** Garden at the front. Driveway providing good parking and GARAGE (with power and light - 20ft x 9ft). Lovely, landscaped and enclosed garden to the rear.

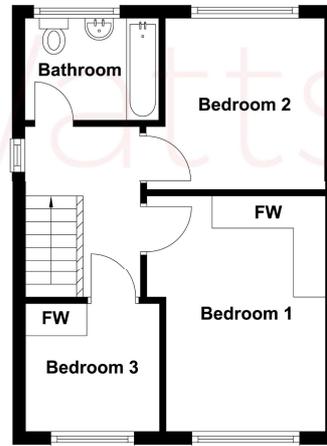
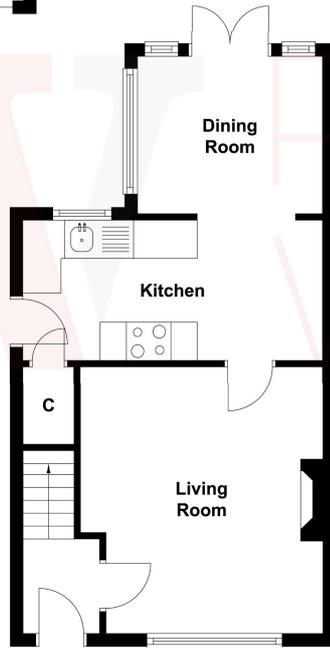
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

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