



## 15 Aspen Close, Gomersal, Cleckheaton, West Yorkshire, BD19 4NY

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

Very well presented deceptively spacious, 3 BEDROOMED INNER TOWN HOUSE mid-townhouse. Ideal for families and situated on this popular cul-de-sac and is within the catchment of the well regarded local schools. Houses of this type sell well and so early viewing is essential.

**Asking Price £240,000**

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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

## GROUND FLOOR

**HALLWAY** Built in storage cupboard.

## DOWNSTAIRS WC

**GROUND FLOOR BEDROOM 3 8' x 7' (2.44m x 2.13m)**

**UTILITY ROOM 7'10" x 6' (2.4m x 1.83m)**

With base and sink unit. uPVC stable door to back garden.

## 1ST FLOOR

**LOUNGE 14' x 12' (4.27m x 3.66m)**

**KITCHEN DINER 14' (4.27) x 11' (3.35) narrowing to 7' (2.13)**

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

## TOP FLOOR

**BEDROOM 1 12' (3.66) x 12' (3.66) + wardrobes**

Fitted wardrobes

**ENSUITE SHOWER ROOM /WC** White suite with corner shower cubicle

**BEDROOM 2 12' (3.66) 8' (2.44) + wardrobes**

Fitted wardrobes

**BATHROOM** 3 piece white bathroom suite. Part tiled walls.

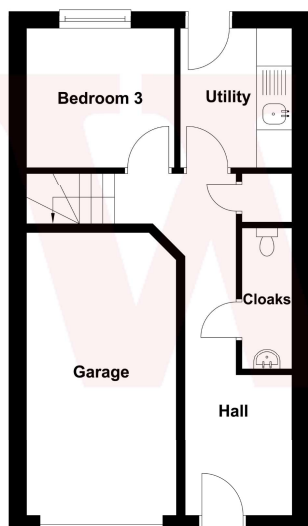
**OUTSIDE** Cul de sac position. Driveway at the front. Pleasant enclosed garden at the back.

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.

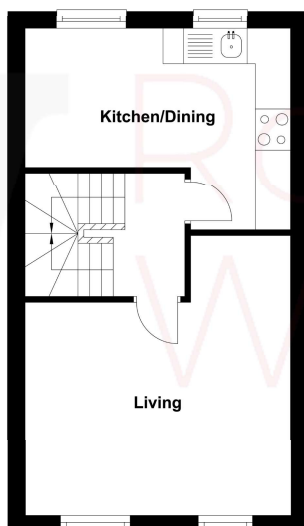




Ground Floor



First Floor



Second Floor

