



2 Kensington Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4FB  
Asking Price: £695,000



## 2 Kensington Way, Gomersal, Cleckheaton, BD19 4FB

Executive 5-Bedroom Detached Family Home |  
Immaculately Presented | Sought-After Location

Built in 2021 and finished to a high standard throughout, this executive modern detached property offers spacious and versatile accommodation set over three floors. Immaculately presented, with an impressive kitchen/dining/family space perfect for entertaining. The home boasts five generously sized bedrooms and three bathrooms, making it the perfect purchase for growing families seeking space, comfort, and contemporary living.

Situated on a good sized plot with open views across adjacent fields, the property enjoys a peaceful and semi-rural feel, while still being conveniently located. Just a short walk to the highly regarded BBG Academy,



### Ground Floor

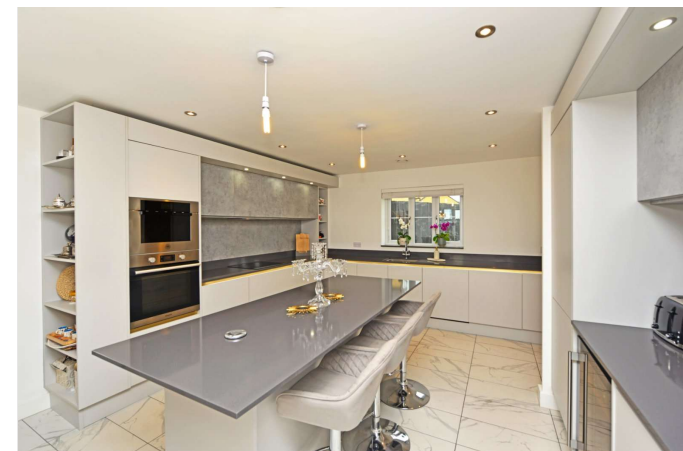
Hallway Tiled flooring.

Downstairs WC 1/2 tiled walls with tiled flooring.  
Vanity sink unit.

Lounge 20' x 11' (6.1m x 3.35m)  
uPVC French doors leading to the garden. Tiled flooring.

Kitchen/Family Room 20' x 13' (6.1m x 3.96m)  
Impressive Kitchen/Family Room that offers all essential needs for modern living. Incorporates a super fitted kitchen with appliances that include double oven, hob, dishwasher and wine cooler. Complimented with central breakfast bar. Tiled flooring

Utility Room 7' x 6' (2.13m x 1.83m)  
With base and wall units. Leading to the garden.









## 1st Floor

**Master Bedroom 11' x 10' (3.35m x 3.05m)**  
Master bedroom with fitted wardrobes to 2 walls.

**En Suite 9' x 6' (2.74m x 1.83m)**  
Corner cubicle.

**Bedroom 2 11' x 7'7" (3.35m x 2.3m)**  
11'0" x 7'7"

**Bedroom 3 11' x 7'7" (3.35m x 2.3m)**  
11'0" x 7'7"

**Family Bathroom 7' x 6' (2.13m x 1.83m)**  
White suite with shower over bath.

## Top Floor

**Landing Velux roof light (electrically operated)**

**Bedroom 4 15' x 9' (4.57m x 2.74m)**  
Twin Velux Roof Lights.

**Bedroom 5 15' x 13'10" (4.57m x 4.22m)**  
Velux Roof Lights. Fitted wardrobe.

**Shower Room/W.C. 12' x 5'10" (3.66m x 1.78m)**  
White suite with corner shower. Heated towel rail. 2 Velux roof light (electrically operated).

Outside Occupies a larger than average overall plot of approximately 0.23 acre. Access via electric gates to driveway with ample parking for several cars. Double garage 18'0 x 17'11" (approx.) with electric door. EV charger. Additional garden area to the front. At the back, lovely enclosed family sized garden.

Planning Permission Planning has been granted in April 2025 for a single storey rear Sun Room extension. Full details are available to view on Kirklees Council web site,. Reference 2025/62/90408/E.

**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.**

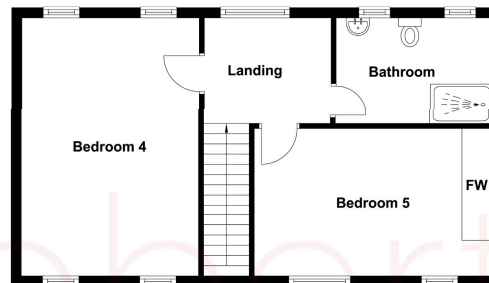
### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

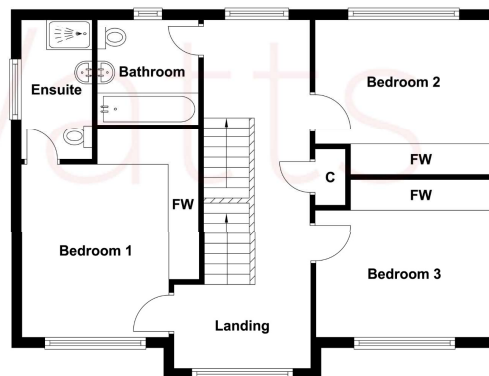




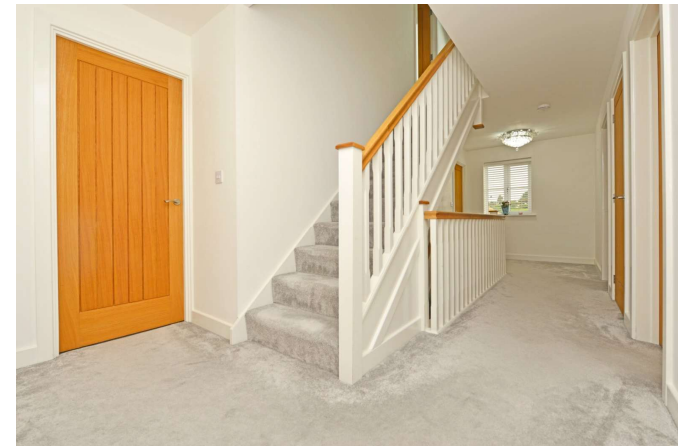
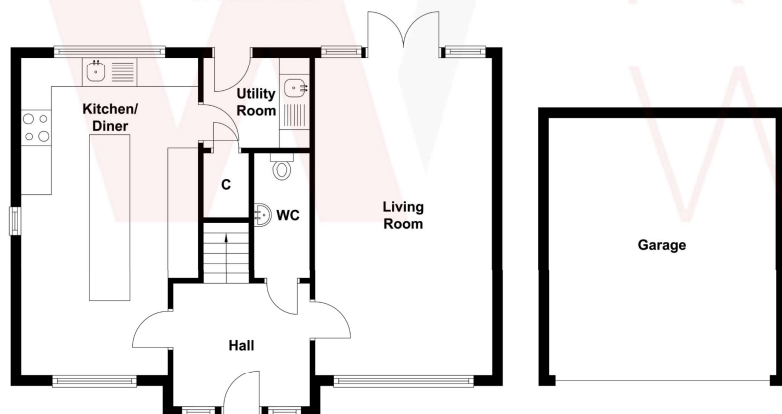
Second Floor



First Floor



Ground Floor



AGENTS NOTES:

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.

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		

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