



68 Fern View, Gomersal, Cleckheaton, West Yorkshire, BD19 4PE

5 BEDROOMS:

Lovely family Inner Town House, situated on the edge of this ever popular development, with an open aspect to the rear. Offering contemporary accommodation over three levels, it is a great family home located close to the local schools including well regarded BBG Academy. The house has been much improved in recent years and must be viewed to appreciate.

Asking Price £280,000

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GROUND FLOOR

HALLWAY Hallway

DOWNSTAIRS WC

KITCHEN 15' x 13' (4.57m x 3.96m)

With a range of modern units with centre island/breakfast bar. Integrated appliances include electric induction hob, electric oven.

BEDROOM 5 Ground floor bedroom

1ST FLOOR

LOUNGE 15' x 13' (4.57m x 3.96m)

French doors with Juliet balcony

BEDROOM 2 12' x 8' (3.66m x 2.44m)

Fitted wardrobes

TOP FLOOR

MASTER BEDROOM 10'10" x 9' (3.3m x 2.74m)

ENSUITE SHOWER ROOM Modern shower suite with corner cubicle, heated towel rail

BEDROOM 3 10' x 8' (3.05m x 2.44m)

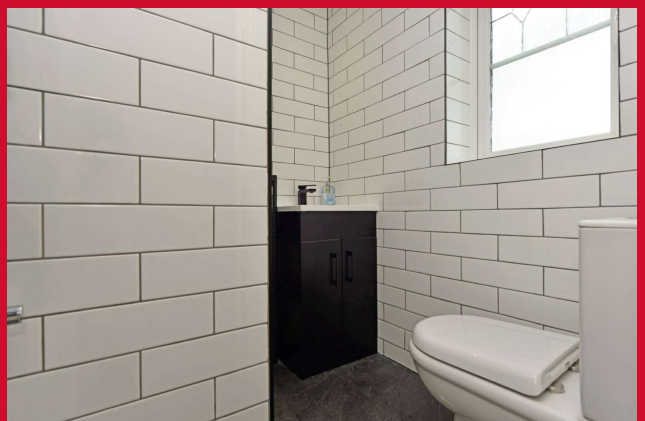
BEDROOM 4 10' x 6' (3.05m x 1.83m)

SHOWER ROOM Modern suite with "walk in shower" vanity sink unit and built in w/c

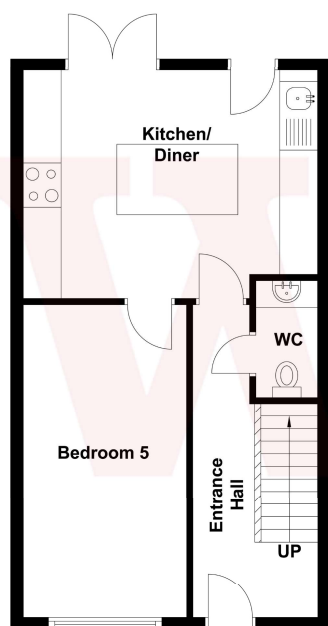
OUTSIDE There is tarmac drive with gravelled area to side providing ample parking for two-three vehicles. To the rear of the property there is an enclosed, low maintenance garden with paved seating area, artificial lawn.

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.

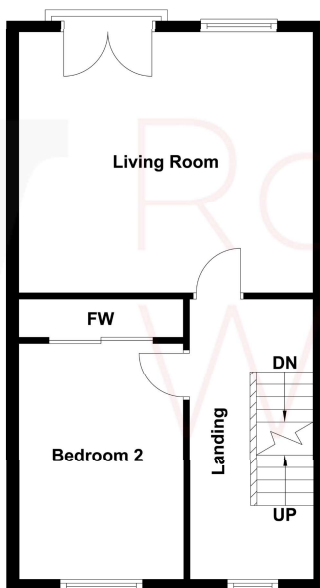
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



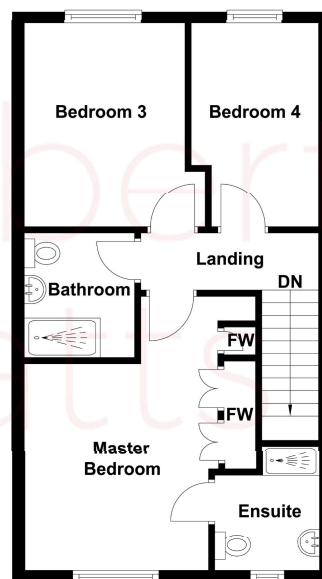
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		