



## 311 Oxford Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4LA

Beautiful "period style" home.

A super opportunity has arisen to purchase this impressive extended detached home. Having been greatly improved in recent years, with a quality mix of original and contemporary fittings. The property offers family sized 4 bedroomed accommodation and occupies a lovely plot, with well stocked and private back garden. Situated in this popular part of Gomersal and in catchment for BBG Academy and a short walk to Gomersal Primary School. **NOT TO BE MISSED.**

**Asking Price £525,000**

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**ENTRANCE HALL** Ornate ceiling and archway with timber staircase and cast iron spindles.

**LOUNGE 16'10" x 16' (5.13m x 4.88m)**

Feature decorative marble fireplace. Deep coving and ceiling rose.

**DINING KITCHEN 16' (4.88) x 15' (4.57) approx.**

Impressive kitchen/diner, that was originally two rooms and has been opened up to create a versatile and welcoming room. Furnished with quality units and wooden worktops, along with range cooker.

**BASEMENT 16'10" x 16' (5.13m x 4.88m)**

Basement cellar that offers great scope and potential for a conversion to create an additional living room

**REAR ENTRANCE PORCH** Access from the back of the house, good sized porch/reception room.

**DOWNSTAIRS WC** Modern suite, with built in vanity sink unit.

**LANDING** Feature arched picture window.

**MASTER BEDROOM 15'11" x 13'11" (4.85m x 4.24m)**

**EN SUITE** Shower room, with white suite. Tiled walls and flooring.

**BEDROOM 2 15'11" x 8' (4.85m x 2.44m)**

**BEDROOM 3 12' x 7' (3.66m x 2.13m)**

**BEDROOM 4 6'10" x 6' (2.08m x 1.83m)**

**HOUSE BATHROOM** "Period style" white suite, with roll top bath. Tiled walls and flooring. Part chrome radiator.

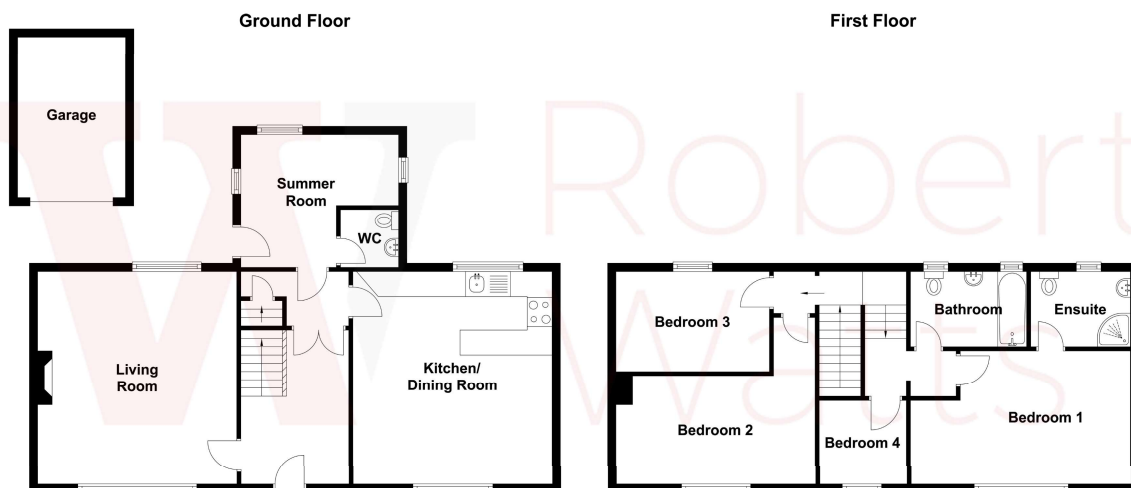
**OUTSIDE** The property occupies a good sized overall plot with a lovely and private back garden. Garden to the front, with access leading to gravelled driveway, with ample parking. Garage. The rear garden provides a super place for families to play and relax and offers a degree of seclusion. Additional paved patio terrace.

**AML CHARGES** 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		