



4 Swincliffe Close, Gomersal, Cleckheaton, West Yorkshire, BD19 4BG

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

NO CHAIN: Early viewing is advised on this well presented Semi Detached that is situated in this sought after cul de sac. Ideally positioned next to BBG Academy and providing 3/4 Bedrooms, making it an ideal family home. Available with NO CHAIN.

The accommodation comprises: Hall, Lounge, Kitchen, Dining Room/Bedroom 4. 3 Bedrooms and Bathroom.

Asking Price £260,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

HALLWAY

THROUGH LOUNGE 22'11" (6.99) x 11'11" (3.63) narrowing to 8'10" (2.7)

DINING ROOM/BEDROOM 4 10'11" x 10' (3.33m x 3.05m)

KITCHEN 12'11" x 8'11" (3.94m x 2.72m)

Range of kitchen units, worktops and sink unit. Built in oven and hob.

BEDROOM 1 13' x 9' (3.96m x 2.74m)

BEDROOM 2 11' x 11' max. (3.35m x 3.35m max.)

Storage to eaves.

BEDROOM 3 8'10" x 8' (2.7m x 2.44m)

BATHROOM Bath with mixer shower over the bath and sink unit.

SEPARATE W.C.

OUTSIDE Cul-de-sac position. Garden to front. Driveway to side leading to GARAGE. Lovely garden at the back.

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		