



8 Elm Grove, Gomersal, Cleckheaton, West Yorkshire, BD19 4SL

4 BEDROOMED EXTENDED HOME.

Larger than average Extended Semi Detached providing 4 Bedroomed accommodation, together with Loft Room. (not a bedroom). Situated in this ever popular location close to Cleckheaton and Gomersal and within catchment area to local schools.

The accommodation comprises: Hallway, Lounge, Kitchen, 4 Bedrooms, Shower Room/WC, Bathroom + Loft Room.

Asking Price £220,000

8 Elm Grove, Gomersal, Cleckheaton, West Yorkshire, BD19 4SL

HALLWAY Good sized hallway, that is used as a dining area.

DOWNSTAIRS WC

LOUNGE 18' x 11' (5.49m x 3.35m)

With log burner stove fire, incorporating ornamental fireplace into chimney breast.

KITCHEN 9' x 9' (2.74m x 2.74m)

Well equipped kitchen with a range of base, wall units, worktops and sink unit. Range cooker.

LANDING

BEDROOM 1 11' x 8' Max (3.35m x 2.44m Max)

BEDROOM 2 9'10" x 6' (3m x 1.83m)

BEDROOM 3 9' (2.74) x 4'11" (1.5) + 8'11" (2.72) x 5' (1.52)

BEDROOM 4 6' x 5' (1.83m x 1.52m)

LOFT ROOM 5'10" x 5' (1.78m x 1.52m)

Decorated and carpeted. Velux roof light. Not a bedroom. Pull down loft ladder.

SHOWER ROOM White suite, corner cubicle. Vanity sink unit.

GARDEN ROOM 10' (3.05) x 6' (1.83) approx`

Converted garage, that now used as a garden room/office, with shed/storage area. Very useful room.

OUTSIDE Occupying a cul de sac position with shared driveway, parking for 2 cars. Pleasant low maintenance garden with artificial grass.

PLEASE NOTE 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		