



22 Richmond Grove, Gomersal, Cleckheaton, West Yorkshire, BD19 4AG

LOVELY DETACHED IN CATCHMENT FOR BBG ACADEMY.

Very well presented Detached that forms part of this sought after small development, that is within catchment for BBG Academy and a short walk to Gomersal Primary School. The house occupies a good sized plot and is ideally positioned at the top of the cul de sac. Would make an ideal family home and provides 4 bedrooms + en suite. Not to be missed.

The accommodation comprises: Hallway, WC, Lounge, Dining Room, Kitchen, 4 Bedrooms, En Suite & Shower Room.

Asking Price £410,000

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HALLWAY Under stairs storage cupboard

DOWNSTAIRS W.C.

LOUNGE 16' x 11' (4.88m x 3.35m)

Feature fireplace with gas fire.

DINING ROOM 12'10" x 9' (3.9m x 2.74m)

uPVC French doors leading to the patio terrace.

BREAKFAST KITCHEN 17' (5.18) x 9'10" (3) narrowing to 7'10" (2.4)

'L' Shaped Breakfast Kitchen with well equipped range of base and wall units, worktops and sink unit.

LANDING Built in airing cupboard.

BEDROOM 1 13' x 9'11" max (3.96m x 3.02m max)

Fitted wardrobes.

ENSUITE SHOWER ROOM/W.C. White suite with corner shower cubicle. Tiled walls. Access to Loft via pull down loft ladder.

BEDROOM 2 12' x 9' (3.66m x 2.74m)

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

BEDROOM 4 7'10" x 7' (2.4m x 2.13m)

SHOWER ROOM/W.C. White bathroom suite with 'walk-in' shower enclosure. Vanity sink unit. Heated towel rail.

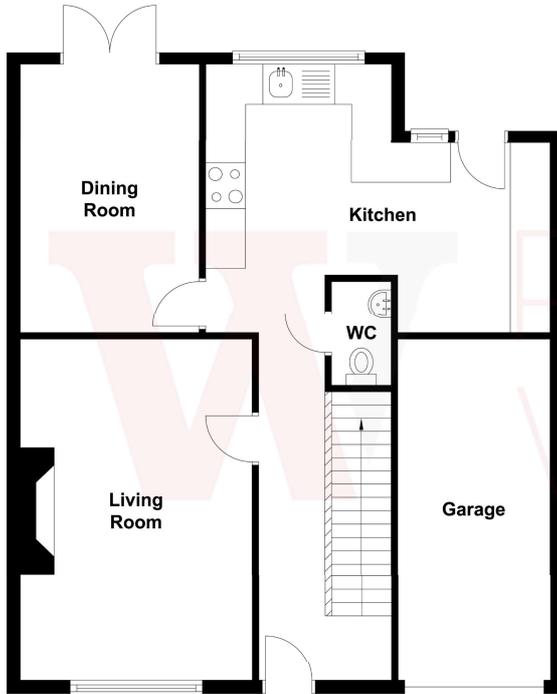
OUTSIDE Occupies a great position at the top of the cul de sac. Garden at the front, with driveway and garage. At the back is a lovely, split levelled and low maintenance garden.

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.

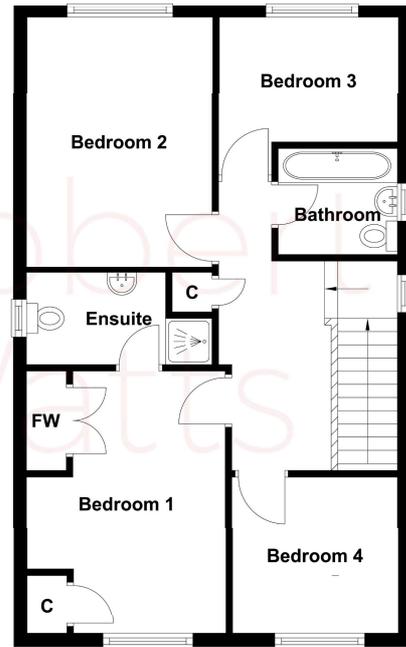
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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 | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |