



5 Milford Grove, Gomersal, Cleckheaton, West Yorkshire, BD19 4BB

IDEAL FAMILY HOME.

Well appointed Detached that we feel would make an ideal family home. Situated across the road from BBG Academy and in a cul de sac and provides 4 Bedroomed accommodation. The house has been very well cared for over the years, but is in need of general updating in keeping with today's modern standards. However, it is priced accordingly. Available with immediate possession.

Asking Price £290,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **T** @robertwatts_

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HALLWAY

LOUNGE 22' (6.7) x 10' (3.05) narrowing to 7' (2.13)

EXTENDED KITCHEN 17' x 7' max (5.18m x 2.13m max)

Extended Kitchen, with a range of kitchen units, worktops and sink unit. Built in double oven and hob.

DINING ROOM 14' x 7' (4.27m x 2.13m)

CONSERVATORY in uPVC. Tiled floor.

REAR LOBBY 11' x 4' (3.35m x 1.22m)

Leading to Conservatory and Dining Room.

DOWNSTAIRS W.C.

LANDING

BEDROOM 1 13' x 10' max (3.96m x 3.05m max)

Fitted wardrobe.

BEDROOM 2 11' x 10' max (3.35m x 3.05m max)

Fitted wardrobe.

BEDROOM 3 15' x 8' (4.57m x 2.44m)

Access to good sized storage into eaves.

BEDROOM 4 6'11" x 6' (2.1m x 1.83m)

BATHROOM White bathroom suite with separate corner shower cubicle. Heated towel rail.

SEPARATE W.C

OUTSIDE Garden and driveway to the front with INTEGRAL GARAGE. Enclosed 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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