



6A Grove Square, Gomersal, Cleckheaton, BD19 4JS

For sale by Modern Method of Auction - VIEW, BID, BUY!

Guide Price £145,000 plus Reservation Fee.

We feel this DECEPTIVELY SPACIOUS three bedroom townhouse which dates back to c.1751 and has links to 'Thomas Burnley and Sons', the well known local mill owners, offers GREAT VALUE FOR MONEY. Set within a lovely courtyard this lovely home has a fine mix of contemporary and period features and the accommodation is arranged over three floors making this a VERSATILE FAMILY SIZED house. Offering ground floor modern breakfast kitchen with superb sized dining room, the house benefits from two first floor bedrooms, storage room and family bathroom. The top floor is occupied by a sizable lounge with feature exposed king post roof trusses and the master bedroom with en suite facilities. The house benefits from car parking in the communal courtyard to the front and extra parking could be made by removing the fence to the rear of the property. Benefits from GCH & uPVC DG. Sold with NO CHAIN. EPC - E.

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SPACIOUS ENTRANCE HALL Tiled floor. Leading to...

KITCHEN 11'6" x 11'6" max (3.5m x 3.5m max)

Range of wall and base units with complimentary worktop and island unit. Inset sink unit and mixer tap. Range oven, grill and extractor. Plumbing for auto washer. Double doors leading to...

DINING ROOM 15'9" x 14'9" max (4.8m x 4.5m max)

Exposed beams and useful understairs storage cupboard. Glazed alcove unit.

REAR ENTRANCE HALL

FIRST FLOOR LANDING Feature exposed stone wall and stone mullion windows.

BEDROOM TWO 14'9" x 11'10" max (4.5m x 3.6m max)

BEDROOM THREE 12'10" x 10'6" max (3.9m x 3.2m max)

BATHROOM Sizeable room incorporating four piece suite including glazed shower cubicle, WC, sink and bath. Tiled walls.

STORAGE ROOM 12'6" x 4'3" (3.8m x 1.3m)

Partitioned from bedroom three and could easily be opened up again to make larger bedroom.

SECOND FLOOR

LOUNGE 15'9" x 14'9" max (4.8m x 4.5m max)

Delightful room with exposed king post timber roof trusses. Feature fireplace and stone wall. Dual aspect room giving excellent natural light and superb views to the rear.

MASTER BEDROOM 16'9" (5.1) x 11'10" (3.6) plus wardrobes

Fitted wardrobes along one wall. 'Secret' access through wardrobes to...

EN SUITE Three piece suite comprising glazed shower cubicle, WC and sink. Tiled walls.

EXTERNAL The property benefits from parking in the communal courtyard to the front and extra parking could be made by removing the fence to the rear of the property. Please note the property sits within a Conservation Area.

Freehold

Council Tax Band - B

EPC - E

AUCTIONEER'S NOTES This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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.





Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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