



35 Shirley Avenue, Gomersal, West Yorkshire, BD19 4NA

IMMACULATELY PRESENTED, four bedroom modern detached situated on a good sized plot in the heart of Gomersal. Ideal for FAMILY BUYERS in a handily accessible location to the local amenities and also within the catchment area of well regarded schools. Much improved by the current owners, it offers a quality contemporary and stylish finish and comprises hall, lounge, stunning modern open plan dining kitchen, utility, wc, four bedrooms with master having en-suite facilities and family bathroom. To the exterior is a driveway providing off-street parking to the front and single storage garage. With pleasant lawned rear garden and patio area. Benefiting from GCH & uPVC DG. EPC Rating: D.

Asking Price £300,000

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ENTRANCE HALL Entrance hall with under-stairs storage.

GUEST CLOAKROOM Modern guest cloakroom with WC, sink and LED lit vanity mirror.

LIVING ROOM 14'9" (4.5) x 11'2" (3.4) plus bay window

Wall mounted electric fire with Living Flame finish.

KITCHEN DINER 27'3" x 8'6" max (8.3m x 2.6m max)

Stunning open plan dining kitchen which is ideal for entertaining. Fitted with a modern range of wall and base units, contrasting worktops with inset sink and breakfast bar and complimentary wall tiling. Double integral electric oven with five ring electric hob and extractor fan. Integral spice rack and bin, pendant lighting and two contemporary style radiators. Bi-folding doors to the garden. Under-stairs storage cupboard.

UTILITY ROOM 7'3" x 6'7" max (2.2m x 2m max)

Worktop and sink. Plumbing for washing machine and dishwasher. Wall mounted boiler and access to integral garage.

LANDING Useful storage cupboard.

BEDROOM ONE 12'2" x 11'10" max (3.7m x 3.6m max)

Fitted wardrobes and storage cupboard.

EN SUITE BATHROOM Modern fitted en suite with glazed walk-in shower with rainforest head, vanity sink and WC. Tiled walls and wall mounted towel heater.

BEDROOM TWO 10'10" x 8'10" (3.3m x 2.7m)

In-built cupboard. Potential to be used as a home office space.

BEDROOM THREE 11'2" x 7'10" (3.4m x 2.4m)

BEDROOM FOUR 8'10" x 8'10" (2.7m x 2.7m)

BATHROOM Modern three-piece suite with bath and integral shower over, vanity sink with waterfall taps and WC. LED lit mirror, wall mounted towel heater and tiled walls and floors.

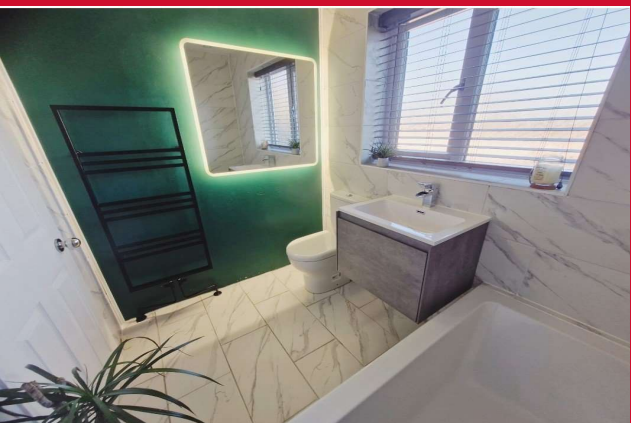
EXTERNAL Lawned garden and paved patio to rear. Selection of mature trees and shrubs. Integral storage garage measuring 3.2m x 2.4m (10'6 x 7'10) with outside tap. Driveway parking and lawned garden to front.

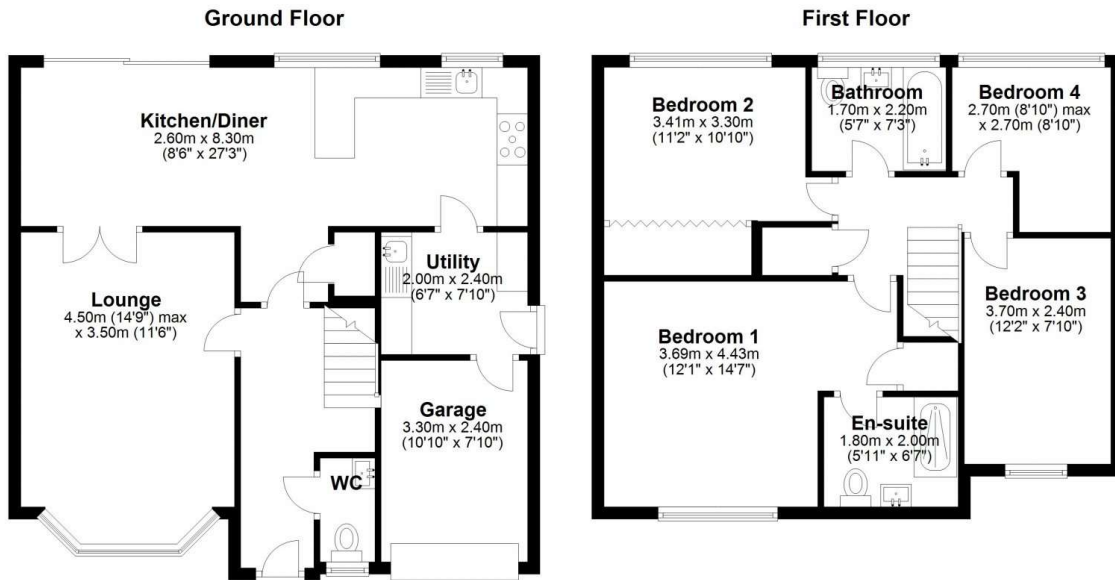
OTHER Tenure: Freehold

Council Tax Band: D

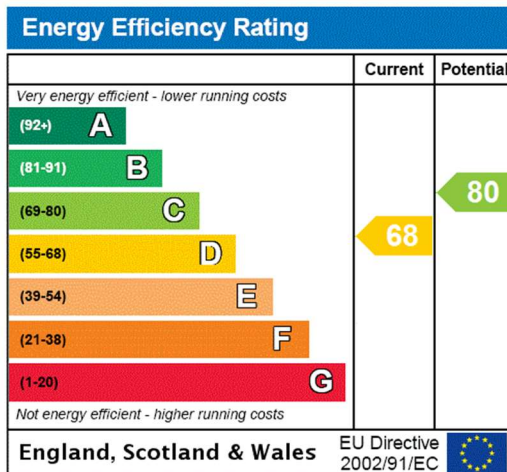
EPC Rating: D

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.



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