



1 The Coppice, Gomersal, Cleckheaton, BD19 4QA

Located on this select development is this spacious four/five bed roomed, EXTENDED DETACHED family home offering a STYLISH & CONTEMPORARY finish throughout. The property has lovely views over fields and is situated in a sought after part of Gomersal within the catchment area of the highly regarded 'BBG Academy'. Enjoying a versatile, 1614 sqft footprint to suit both growing families and multi-generational families it comprises hall, wc, sitting room/potential bedroom 5 with adjacent utility room which could be used as a separate self-contained kitchen, open plan lounge with dining area and modern kitchen, four to five double bedrooms, en-suite shower room and four piece house bathroom. Externally there is a double driveway which provides private parking, double garage and pleasant gardens. Benefits from uPVC DG, alarm and a 'hive' controlled GCH.

Asking Price £475,000

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ENTRANCE PORCH Fully glazed porch with tiled floor and windows allowing for ventilation.

ENTRANCE HALL Useful under stairs storage.

GUEST WC Vanity sink unit and wc.

LOUNGE 17'9" x 10'10" (5.4m x 3.3m)

Wall mounted TV point. Open to kitchen diner.

KITCHEN DINER 34'9" x 8'10" max (10.6m x 2.7m max)

Modern range of wall and base units incorporating Corian style work tops, breakfast bar, inset sink and mixer tap. Double integral electric oven, five ring gas hob plus extractor. Integrated full height fridge and integrated full height freezer plus dishwasher. Bi-folding doors leading onto garden. Spot light and pendant lights with LED kick board lighting.

DINING ROOM/SNUG/BEDROOM 13'9" x 8'6" plus bay (4.2m x 2.6m plus bay)

Versatile room with dual aspect. This room combined with the large utility/kitchen could easily be used as a multi purpose self-contained annexe with separate access.

UTILITY ROOM 11'10" x 10'10" (3.6m x 3.3m)

Formerly the kitchen with wall and base units, sink and mixer tap. Plumbing for washer and vent for dryer.

FIRST FLOOR LANDING Cupboard housing hot water tank and further useful storage cupboard.

BEDROOM ONE 12'2" x 10'6" (3.7m x 3.2m)

Double bedroom with walk-in wardrobe.

EN SUITE Three piece modern suite comprising glazed shower cubicle, WC and vanity sink unit. Chrome heated towel rail.

BEDROOM TWO 17'5" x 7'7" (5.3m x 2.3m)

Dual aspect room with scope to convert back to two bedrooms.

BEDROOM THREE 11'6" x 9'2" (3.5m x 2.8m)

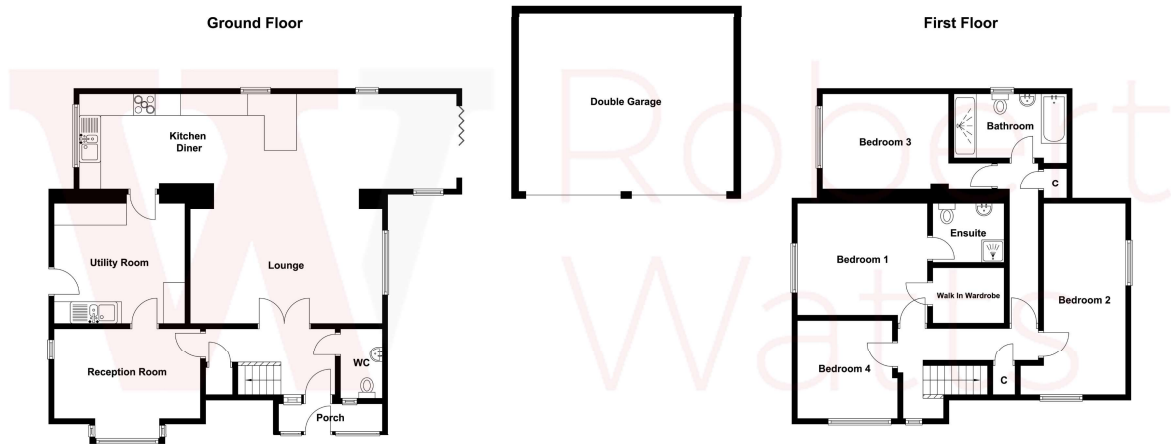
BEDROOM FOUR 8'10" x 8'10" (2.7m x 2.7m)

BATHROOM Four piece modern wet room style bathroom comprising walk-in glazed shower, bath with central tap and shower extension, wc and vanity sink unit. Tiling to walls and floor and chrome heated towel rail.

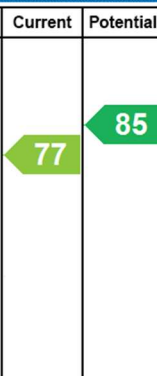
EXTERIOR The property occupies a corner plot with pleasant lawned garden and decked areas to the side with raised flower beds and outside lighting. Double driveway parking and double detached garage. Open aspect views to side.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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