



15 Red Vale, Gomersal, West Yorkshire, BD19 4AJ

Well presented, FOUR BEDROOM DETACHED house situated on a 'tucked away' plot at the end of this small cul-de-sac on this ever popular development. Offering one of the LARGEST FOOTPRINTS and situated within the catchment of the well regarded 'BBG Academy' and within walking distance of Oakwell Hall Country Park, it makes an ideal FAMILY HOME. Offering a superb contemporary finish with open outlook to the front, it comprises two reception rooms, breakfast kitchen, utility, study & WC with master ensuite bedroom and bathroom. Ample driveway parking and double garage with pleasant, open aspect lawned front garden and South West facing rear garden. Benefits from GCH, uPVC DG & alarm. EPC - C.

Offers in excess of £450,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

15 Red Vale, Gomersal, West Yorkshire, BD19 4AJ

HALLWAY

GUEST CLOAKROOM With WC and vanity sink. Tiled floor.

LIVING ROOM 14'9" x 10'6" max (4.5m x 3.2m max)
Having fireplace.

DINING ROOM 10'10" x 10'2" (3.3m x 3.1m)
Archway to living room. French doors to garden.

KITCHEN 14'1" x 8'10" max (4.3m x 2.7m max)
Modern range of wall and base units with contrasting granite worktop and breakfast bar with inset ceramic sink with mixer tap. Range oven and grill with extractor fan with integrated dishwasher, and fridge/freezer. Tiled flooring.

UTILITY ROOM 7'10" x 5'11" max (2.4m x 1.8m max)
Granite worktop and sink. Plumbing for washing machine. Cupboard housing wall mounted boiler. External side door.

STUDY 9'6" x 7'7" max (2.9m x 2.3m max)
Ideal for those WFH or for use as a playroom/snug.

BEDROOM ONE 12'6" x 11'10" max (3.8m x 3.6m max)
Double master bedroom.

ENSUITE BATHROOM Three piece suite comprising glazed shower cubicle, WC and hand wash basin. Travertine tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO 12'6" x 12'2" (3.8m x 3.7m)
Double bedroom with storage cupboard.

BEDROOM THREE 9'10" x 9'10" max (3m x 3m max)
Double bedroom.

BEDROOM FOUR 13'1" x 7'7" max (4m x 2.3m max)

BATHROOM Three piece modern suite comprising bath with chrome block waterfall tap and shower extension, WC and hand wash basin. Travertine tiled walls and floor. Chrome heated towel rail.

EXTERNAL Situated at the head of this small cul-de-sac with a long driveway for ample off street parking leading to double detached garage. South West facing pleasant lawned garden with paved patio area to rear with a lawned garden to front with mature trees and shrubs offering an open aspect. Outside sockets and lights.

TENURE Freehold.
Council Tax Rating E.
EPC Rating - C.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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.



