



3 Burnleys Mill Road, Gomersal, Cleckheaton, BD19 4PH

A WELL PRESENTED ground floor apartment situated in this ever popular modern development. Offering easy access to the local amenities and ideal for first time buyers, professional couples or downsizers, the apartment is available with NO CHAIN. Comprises hall, lounge, separate breakfast kitchen, two good sized bedrooms and shower room with communal gardens and allocated parking space. Benefits from uPVC DG and electric heating. EPC - E.

Asking Price £127,500

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](#)

3 Burnleys Mill Road, Gomersal, Cleckheaton, BD19 4PH

ENTRANCE HALL Hallway with intercom system.

GUEST CLOAKROOM Storage cupboard and hot water tank.

LOUNGE 15'9" x 13'5" max (4.8m x 4.1m max)

Wall mounted electric fire with pebble effect finish.

KITCHEN 17'9" x 9'2" max (5.4m x 2.8m max)

Modern range of wall and base units, worktop and one and a half bowl sink with mixer tap. Integral electric oven with electric hob and extractor. Integral autowasher plus Smeg dishwasher and freestanding LG fridge freezer.

BEDROOM ONE 11'2" (3.4) x 9'10" (3) max plus robes

With fitted wardrobes and dressing table.

BEDROOM TWO 11'2" x 9'10" max (3.4m x 3m max)

BATHROOM Wet room comprising of walk-in shower, WC and wash hand basin plus fitted towel heater.

EXTERIOR Communal gardens and one allocated parking space.

Leasehold

150 Years from 1 January 2006

Service Charge £1185.00 per annum

Ground Rent £134.20 per annum

Council Tax Band A

EPC - E

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		73
(55-68) D	53	
(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	

01274 878878
 cleckheaton@robertwatts.co.uk
robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

[RWEstateAgents](#)
[@robertwatts_](#)

[arla | propertymark](#)
[naea | propertymark](#)