



4a Queen Street, Gomersal, Cleckheaton, BD19 4LG

NO CHAIN: Impressive End Cottage, that has been much improved in recent years. Offers much charm & character, with 2 bedrooms and kitchen extension, together with a downstairs WC. Situated in this sought after location, with access either from Oxford Road or Queen Street.

The accommodation comprises: Lounge Dining Room, Kitchen, WC, 2 Bedrooms & Bathroom.

Asking Price £175,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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DOWNSTAIRS W.C.

LOUNGE 12'4" x 12' (3.76m x 3.66m)

Attractive feature fireplace built into chimney breast. Beamed ceiling.

DINING ROOM 13'5" x 12'5" max (4.1m x 3.78m max)

Feature fireplace built into chimney breast.

KITCHEN 10'8" x 8' (3.25m x 2.44m)

Lovely fitted kitchen with a well equipped range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

LANDING

BEDROOM 1 11'8" x 11'6" (3.56m x 3.5m)

Beamed ceiling.

BEDROOM 2 12' x 7'2" (3.66m x 2.18m)

Beamed ceiling.

BATHROOM.W.C White bathroom suite with shower over the bath. Heated towel rail.

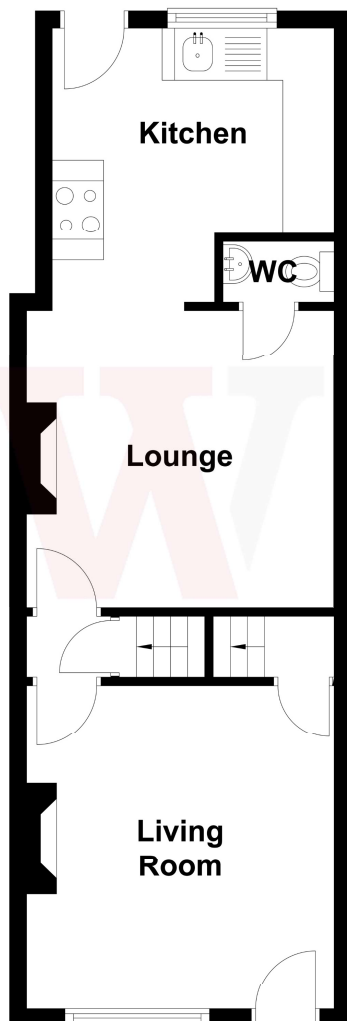
OUTSIDE To the front of the property is a driveway with space for parking two cars alongside the house and a small garden area for sitting out. The neighbouring property has right of access over the driveway to access their property.

To the rear of the property there is a small area to store bins and a shared yard.

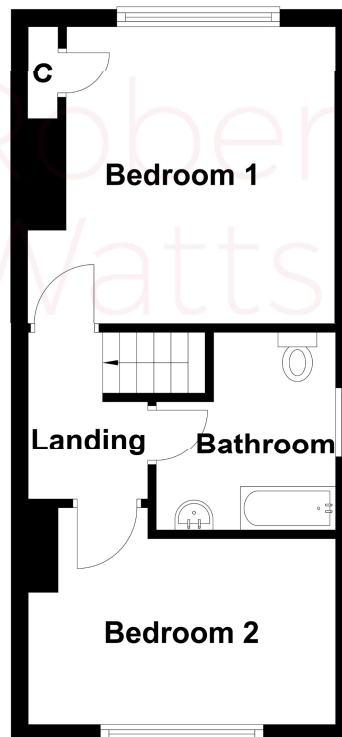
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
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