



19 Summerdale, Gomersal, Cleckheaton, BD19 4AH
Offers in excess of: £500,000

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STUNNING, four bedroom EXECUTIVE DETACHED which makes a fantastic FAMILY HOME. Occupied by the current owners for over 20 years and sitting on this commanding, sizeable plot at the head of this small popular cul-de-sac in Gomersal. Situated within the catchment of the well regarded 'BBG Academy' and within walking distance of Oakwell Hall Country Park as well as being within commuter distance of Manchester, Leeds and Bradford. Offering an IMMACULATE FINISH and one of the largest footprints on the development, it comprises two reception rooms plus playroom/study and conservatory, modern kitchen, utility & WC with super master ensuite bedroom and family bathroom. Double driveway for ample off street parking and double garage with enclosed landscaped South facing rear garden. Benefits from no chain, GCH with modern boiler, recently fitted uPVC DG and alarm. EPC - D.



Entrance Hall

Guest Cloakroom Hand wash basin and WC.

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

Fireplace and living flame gas fire. Double glazed doors to dining room.

Dining Room 10'10" x 10'10" (3.3m x 3.3m)

Having sliding doors leading to

Conservatory 12'10" x 10'10" max (3.9m x 3.3m max)

Recently upgraded with French doors this is a super room to enjoy the South facing rear garden.

Family/Play Room/Snug 11'10" x 9'10" (3.6m x 3m)

Ideal for growing families or those who WFH.

Kitchen 12'10" x 8'2" max (3.9m x 2.5m max)

Modern range of wall and base units, complimentary worktops, breakfast bar and inset sink with drainer and mixer tap. Integral double electric oven and five-ring gas hob plus extractor. Integral fridge and dishwasher.

Utility Room 8'2" x 4'11" max (2.5m x 1.5m max)

Sink unit and mixer tap, plumbing for auto washer and wall mounted boiler. Door to rear.







Bedroom One 17'1" x 14'9" max (5.2m x 4.5m max)

Dual aspect master suite with built-in wardrobes.
Access to useful eaves storage.

Ensuite Bathroom Three piece modern suite comprising of glazed shower cubicle and modern power shower, WC and hand wash basin. With storage cupboard and chrome wall mounted radiator.

Bedroom Two 11'10" x 10'2" max (3.6m x 3.1m max)
Double bedroom.

Bedroom Three 11'2" x 9'2" max (3.4m x 2.8m max)
Double bedroom.

Bedroom Four 9'6" x 8'10" max (2.9m x 2.7m max)
Double bedroom.

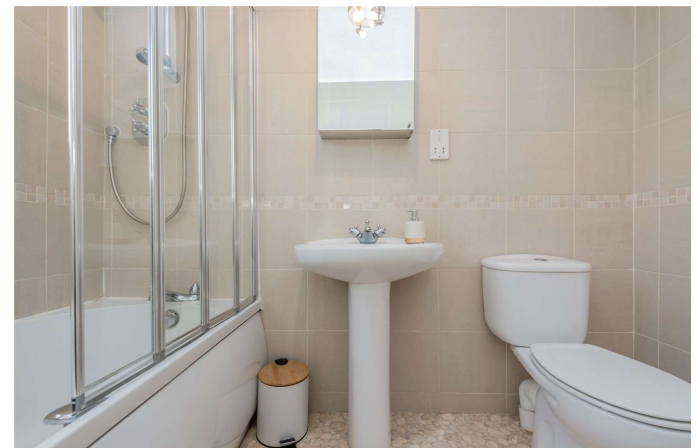
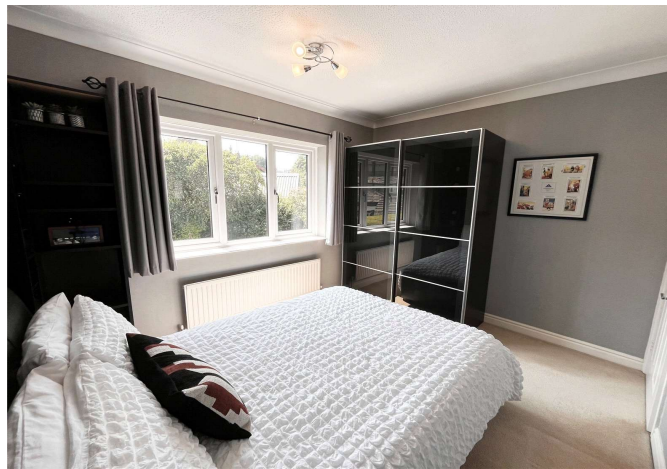
Bathroom Three piece modern suite comprising of integral power shower and glazed shower screen over bath, WC and hand wash basin. Fully tiled walls and chrome wall mounted radiator.

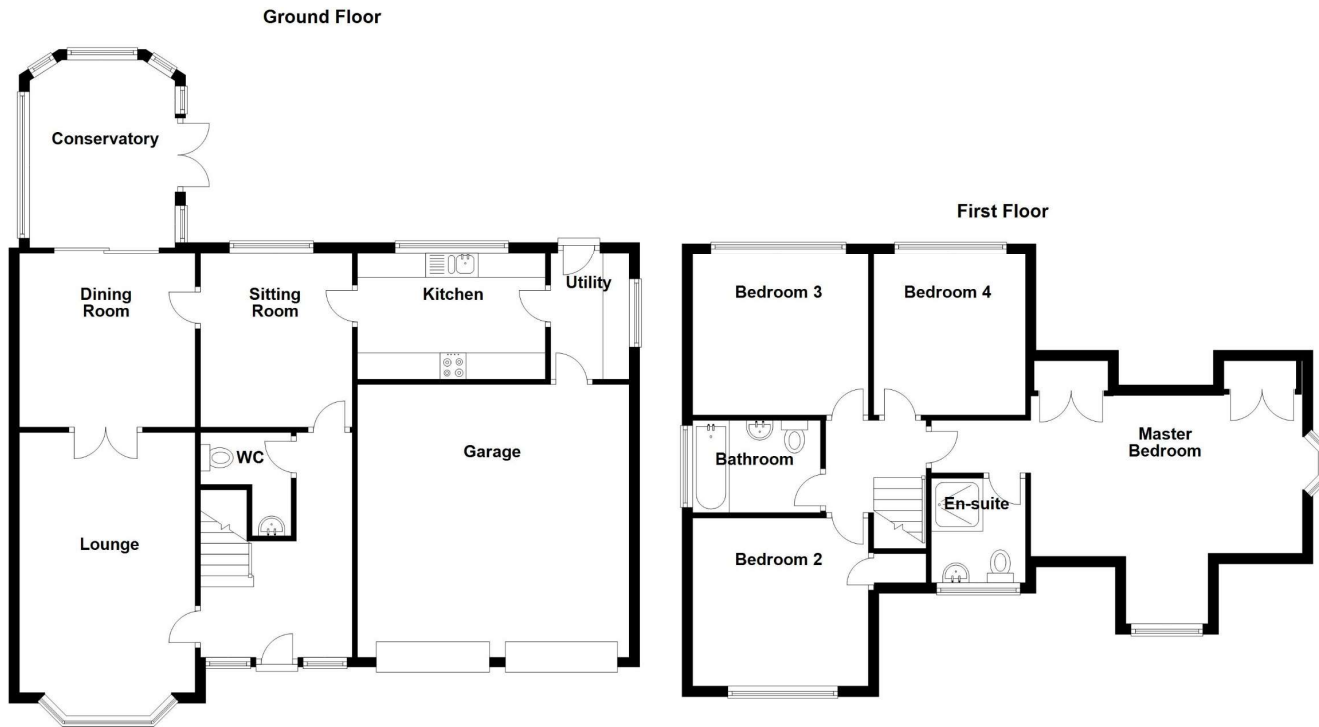
Garage 17'1" x 17'1" max (5.2m x 5.2m max)
Double garage.

Exterior Occupying a commanding plot at the head of the cul-de-sac with double driveway for off street parking leading to double garage and lawned garden area. Indian sandstone paved patio and delightful South facing, enclosed secure lawned garden with mature trees and shrubs and decking area to rear. Visitor car parking spaces in cul-de-sac. Also benefits from three separate loft spaces which is great for storage, ultrafast broadband connection and fully serviced alarm.

Freehold
Council Tax Band E
EPC - D
Ultrafast BT 900MG Broadband Connected

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

AGENTS NOTES:

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
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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