



### 3 Queen Street, Gomersal, BD19 4LG

We are delighted to offer to the market this VICTORIAN, EXTENDED detached residence that offers much charm & character. WELL PRESENTED throughout, the property provides a VERSATILE & FAMILY SIZED footprint with four bedrooms, the master with ensuite, with two sizeable reception rooms and modern kitchen and bathroom. In addition there is landscaped gardens and driveway parking with detached garage to the exterior. Situated in the sought after part of Gomersal, within the catchment area for 'BBG Academy' & 'Gomersal Primary School' & walking distance to 'Oakwell Hall Country Park'. Benefits from GCH and uPVC DG.

**Asking Price £475,000**

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**ENTRANCE HALL** Having feature archway.

**LOUNGE 17'7" x 15'8" max (5.36m x 4.78m max)**

Having fireplace with timber mantle and gas point. Feature period ceiling cornicing. Stairs to master bedroom.

**SITTING ROOM 15'4" x 12'0"ax (4.67m x 3.66max)**

Dual aspect room with with multi fuel stove. French doors leading onto garden.

**KITCHEN DINER 16'3" x 12'8" max (4.95m x 3.86m max)**

Dual aspect room with modern range of wall and base units incorporating granite work top, sink and mixer tap. Double integral electric oven, five ring gas hob and extractor. Integral fridge freezer and dishwasher. Travertine tiled floor. Beamed ceiling and door to rear.

**VAULTED CELLAR** Two cellar rooms.

**FIRST FLOOR LANDING** Feature arched leaded window and glazed balustrade.

**BEDROOM ONE 17'7" x 15'8" max (5.36m x 4.78m max)**

Front facing double bedroom.

**EN SUITE** Modern three piece suite comprising glazed shower cubicle and electric shower, 'His and Hers' vanity sink units and wc. Tiling to walls and floor and heated towel rail.

**BEDROOM TWO 13'3" x 10'7" (4.04m x 3.23m)**

Front facing double bedroom.

**BEDROOM THREE 12'9" x 9'1" (3.89m x 2.77m)**

Double Bedroom with fitted wardrobes.

**BEDROOM FOUR 8'9" x 7'2" (2.67m x 2.18m)**

Single bedroom.

**BATHROOM** Three piece modern suite comprising bath with shower over and glazed shower screen, vanity sink unit and wc. Tiling to walls and floor and vertical radiator.

**EXTERIOR** The property benefits from landscaped, stepped lawned garden to the front with stone flagged patio and hot tub. Driveway to the front providing off street parking and stone built detached garage/workshop measuring 3.7m x 2.7m (12'2 x 8'10) with power. This could easily be part converted to a home office for those who WFH.

Council Tax Band E

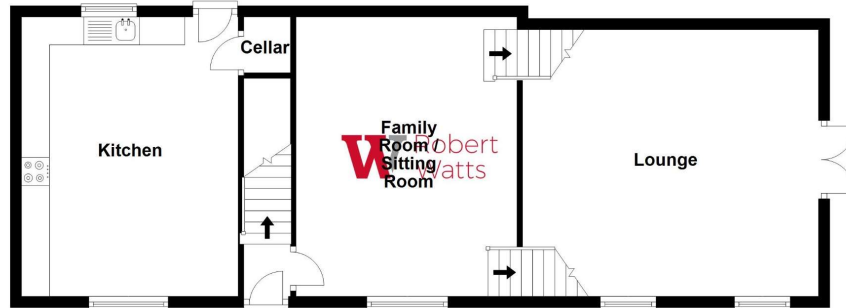
EPC -

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.

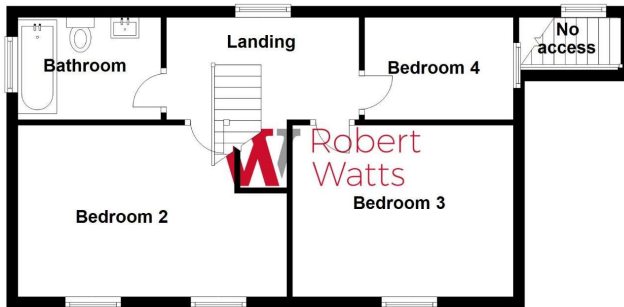




Ground Floor



First Floor



Master Bedroom



Please note this floor plan is not to scale and should not be relied on a a basis to purchase this property.  
Plan produced using PlanUp.

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