



20 Shirley Parade, Gomersal, Cleckheaton, BD19 4NJ

VERY WELL PRESENTED, three bedroom semi detached house situated on a sizeable corner plot. Handily situated for the local amenities and schools on this popular location on the edge of Shirley with an open aspect to the front. This lovely FAMILY HOME offers a good sized footprint and comprises modern dining kitchen and bathroom, lounge, three bedrooms with pleasant gardens to both front and rear with driveway parking and garage accessed via secure gates for added privacy. Benefits from GCH & uPVC DG.

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_](#)

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

20 Shirley Parade, Gomersal, Cleckheaton, BD19 4NJ

ENTRANCE HALL Under stairs storage cupboard and wall mounted boiler.

LOUNGE 14'1" x 12'6" max (4.3m x 3.8m max)

Wall mounted electric fire and doors leading to;-

DINING ROOM 12'10" x 12'2" max (3.9m x 3.7m max)

Fireplace with timber mantle. French doors leading onto garden.

KITCHEN 13'1" x 8'2" max (4m x 2.5m max)

Modern range of wall and base units incorporating laminate worktops, and a half bowl sink and mixer tap and breakfast bar. Integral double electric oven, induction hob and extractor. Integral dishwasher and auto washer. Open to the dining room.

BEDROOM ONE 12'2" (3.7) x 10'10" (3.3) + doorway

BEDROOM TWO 11'10" x 7'3" max (3.6m x 2.2m max)

BEDROOM THREE 8'2" (2.5) x 7'7" (2.3) max inc. bulk head

BATHROOM Three piece suite comprising corner bath with electric shower over, hand wash basin and w.c Tiled walls and storage cupboard.

OUTSIDE The property benefits from a lawned garden to the front with open aspect, gated block paved driveway and single detached garage. Paved garden to the side and low maintenance garden to the rear.

TENURE Freehold

COUNCIL TAX BAND A - Kirklees

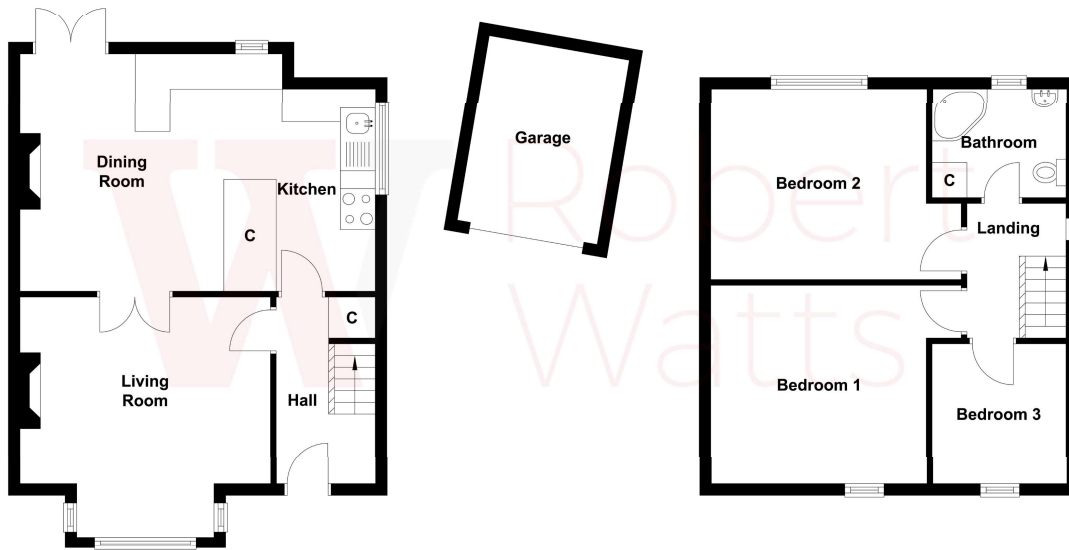
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Garage

First Floor



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark