



18 Butts Hill, Gomersal, Cleckheaton, BD19 4NP

A WELL PRESENTED, two bedroom semi detached house situated with an open aspect to the front with far reaching views. Offering a modern feel and making a lovely home for small families or FTB's the house is handily situated for the local amenities and well regarded schools. Comprises hall, lounge, modern kitchen and conservatory with two good sized bedrooms and bathroom. Landscaped gardens to the side and rear and benefiting from GCH & uPVC DG.

Asking Price £150,000

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ENTRANCE HALL

LOUNGE 13'5" x 9'10" max (4.1m x 3m max)

Having fireplace and living flame gas fire.

DINING ROOM 9'2" x 7'3" max (2.8m x 2.2m max)

CONSERVATORY 8'10" x 8'10" max (2.7m x 2.7m max)

Having radiator.

KITCHEN 11'6" x 6'7" max (3.5m x 2m max)

Modern range of wall and base units incorporating contrasting work top, ceramic sink and mixer tap. Integral electric oven, four ring gas hob and extractor. Plumbing for auto washer and useful pantry. Tiled flooring and side door.

FIRST FLOOR LANDING Having useful storage cupboard.

BEDROOM ONE 16'1" x 8'10" max (4.9m x 2.7m max)

Double bedroom.

BEDROOM TWO 12'1" x 9'6" max (3.68m x 2.9m max)

Double bedroom.

BATHROOM Three piece suite comprising shower over bath and glazed screen, wc and hand wash basin.

EXTERIOR The property benefits from a lovely lawned and paved garden to the front with water feature. Further paved garden area to the side and rear.

Tenure - Freehold

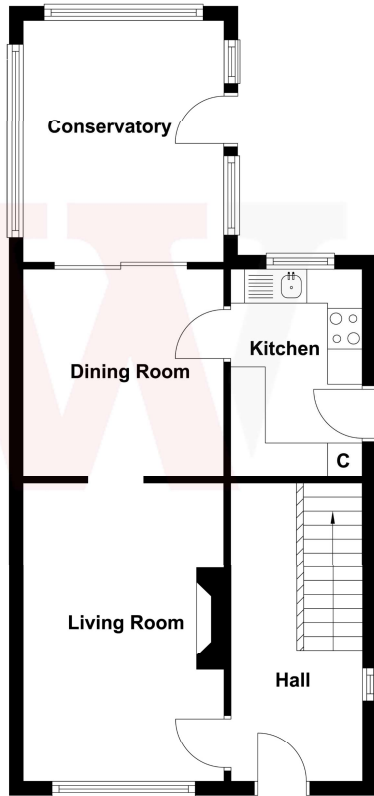
Council Tax Band - A

EPC Rating - D

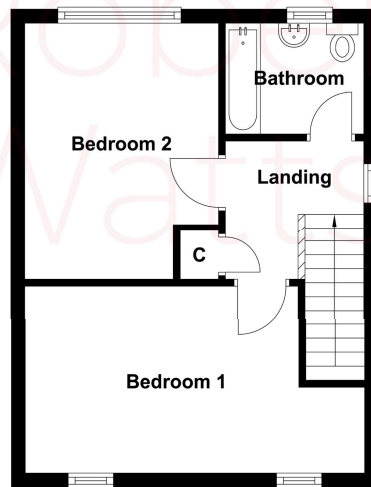
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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	

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