



## 13 Gomersal Road, Heckmondwike, WF16 9BU

Offering period charm and a lovely contemporary finish, this **SIZEABLE, EXTENDED DETACHED FAMILY HOME** is situated in this popular location offering easy access to the well regarded schools including Heckmondwike Grammar and the local amenities. Occupying an enviable sized 0.12 ACRE PLOT with well stocked delightful lawned gardens to the rear which makes this house really stand apart from modern homes, the house has been recently refurbished by the current owners and comprises spacious entrance hall, two/three generous reception rooms which span the length of the property with useful conservatory overlooking the garden along with modern integrated kitchen and cellar. To the first floor are three good sized bedrooms and the family bathroom. There is ample off street parking to the front leading to a larger than average detached garage. The lovely rear garden offers potential to further extend the footprint and has views across the valley and offers privacy and a raised decking and lawned area which is great for relaxing and entertaining.

**Asking Price £355,000**

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**ENTRANCE HALL** Spacious hallway with feature parquet flooring.

**LOUNGE 14'1" x 11'10" max (4.3m x 3.6m max)**

Recently installed media wall and fireplace. Feature bay window and double glazed doors to dining room.

**FAMILY ROOM 12'2" x 11'6" (3.7m x 3.5m)**

Feature leaded internal window, fireplace and living flame gas fire, archway to dining room.

**DINING ROOM 11'2" x 11'2" (3.4m x 3.4m)**

Sliding doors to conservatory.

**CONSERVATORY 15'5" x 10'6" (4.7m x 3.2m)**

Access and views over the rear garden.

**KITCHEN 15'1" x 7'7" max (4.6m x 2.3m max)**

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. 'Stoves' range oven and extractor, integral microwave and plumbing for auto washer and dishwasher.

**CELLAR**

**BEDROOM ONE 12'6" x 11'2" max (3.8m x 3.4m max)**

Double bedroom having fitted wardrobes.

**BEDROOM TWO 11'10" (3.6) x 9'2" (2.8) max plus doorway**

Double bedroom having fitted wardrobes.

**BEDROOM THREE 9'10" x 6'11" (3m x 2.1m)**

**BATHROOM** Three piece suite comprising free standing bath, vanity basin and wc. Tiling to walls and floor.

**EXTERIOR** The property benefits from a good sized plot of circa. 0.12 acres with a delightful well stocked lawned garden and decking to rear offering a degree of privacy. This area offers further potential to extend the footprint of the house, subject to planning permission.

Block paved driveway to the front with security gates offering ample off street parking with larger than average detached single garage.

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Tenure - Freehold

Council Tax Band - D

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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