



## 6 Shirley Grove, Gomersal, Cleckheaton, BD19 4LY

WELL PRESENTED, three bedroom semi detached home with a c. 100 FT REAR GARDEN situated on a cul-de-sac in this popular location. Ideal for FAMILY BUYERS as it offers easy access to the well regarded local schools, this lovely home has a pleasant open aspect overlooking St Mary's Church to the rear and is sold with NO CHAIN. Offering a good sized footprint it comprises hall, lounge, dining kitchen, three sizeable bedrooms and four piece bathroom and enjoys a long lawned and paved rear garden to the rear with potential to extend (subject to planning). To front is potential off street parking and garden area. Benefits from GCH & uPVC DG. EPC - TBC.

**Asking Price £165,000**

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## **ENTRANCE HALL**

### **LOUNGE 16'5" x 12'2" max (5m x 3.7m max)**

Having fireplace.

### **KITCHEN DINER 20' x 9'6" max (6.1m x 2.9m max)**

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and five ring gas hob plus extractor. Plumbing for auto washer and vent for dryer. Tiled flooring and under stairs storage. Door to rear.

### **BEDROOM ONE 12'2" x 10'10" max (3.7m x 3.3m max)**

Double bedroom.

### **BEDROOM TWO 11'10" x 9'6" max (3.6m x 2.9m max)**

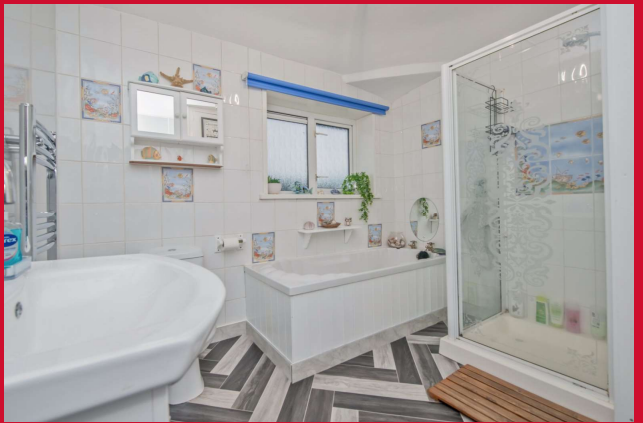
Double bedroom.

### **BEDROOM THREE 9'2" x 8'2" max (2.8m x 2.5m max)**

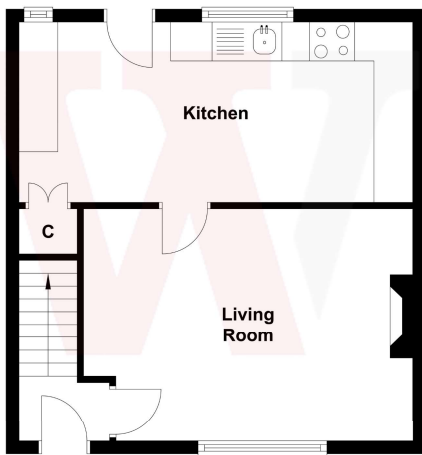
**BATHROOM** Four piece suite comprising bath, glazed shower cubicle, wc and hand wash basin. Tiled walls and floor and chrome heated towel rail. Useful storage cupboard.

**EXTERIOR** The property benefits from a good sized plot with a circa. 100ft long lawned and paved garden to the rear with an open aspect overlooking St. Mary's Church. The garden area offers the potential to extend (subject to planning permission). Lawned garden and tarmac driveway to the front with potential for off street parking by simply lowering the kerb (subject to consent).

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**

