



15 Woodlands Crescent, Gomersal, Cleckheaton, BD19 4SP

WELL PRESENTED THREE BEDROOM semi-detached house, located in this popular area in Gomersal where houses continue to sell very well. Offering easy access to the local schools and amenities of nearby Cleckheaton, this FAMILY SIZED home offers a generous footprint and comprises hall, lounge, dining room, modern kitchen, conservatory, three bedrooms and shower room. Driveway to the front providing ample off-street parking with lovely South-East facing rear garden and single detached garage. Benefits from GCH and uPVC DG.

Asking Price £245,000

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GROUND FLOOR

ENTRANCE HALL

Stairs to the first floor. Doors leading to the Lounge and Kitchen.

LIVING ROOM 14'5" x 11'10" max (4.4m x 3.6m max)

Fireplace with electric fire and marble hearth. Ceiling cornicing and door leading to the Dining Room.

DINING ROOM 11'6" x 10'2" max (3.5m x 3.1m max)

Doors leading to the Lounge and Kitchen and sliding patio doors to the Conservatory.

CONSERVATORY 10'6" x 7'3" approx (3.2m x 2.2m approx)

Sliding patio doors to the Dining Room and the garden.

KITCHEN 10'10" x 7'10" max (3.3m x 2.4m max)

Range of modern wall, base and glazed cabinets, contrasting work surfaces, integrated eye-level double oven, and inset, integrated microwave, inset gas hob, 1.5 bowl ceramic sink with mixer tap. Door to side entrance and useful pantry.

FIRST FLOOR

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

Fitted wardrobes, drawers and overbed cabinets.

BEDROOM TWO 13'1" x 10'10" max (4m x 3.3m max)

Fitted cupboards, drawers and overbed cabinets.

BEDROOM THREE 7'3" x 7'3" max (2.2m x 2.2m max)

Fitted wardrobe, drawers and overbed cabinets.

SHOWER ROOM

Three piece suite comprising: WC vanity unit inset to a range of white finish cabinets, separate walk-in glazed shower cubicle with electric shower. Complimentary tiling and towel-rail radiator.

EXTERIOR

Lawned garden to the front with driveway parking to the side, leading to the single detached garage. Pleasant South East facing lawned rear garden with paved patio area.

OTHER INFORMATION

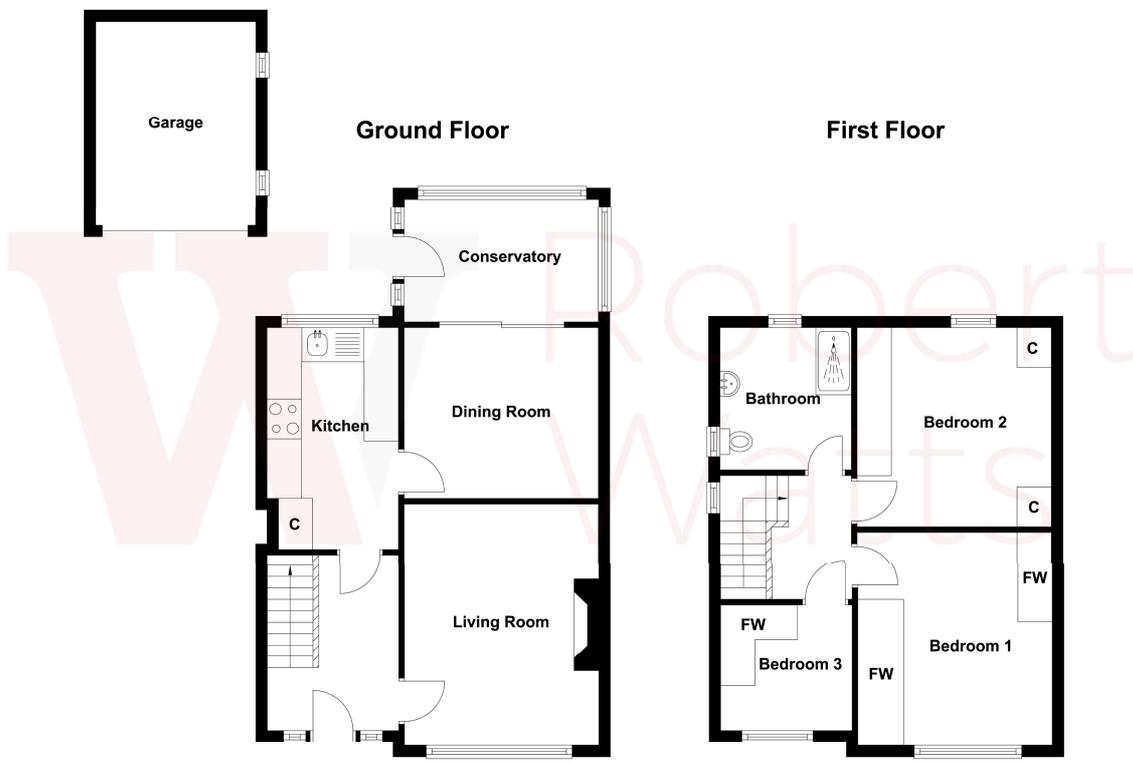
Tenure: Freehold

Council Tax Band: C

EPC Rating: D (Potential B)

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+) 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	

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