



86 Burnleys Mill Road, Gomersal, Cleckheaton, BD19 4PQ

WELL PRESENTED, three bedroom link detached situated on this popular modern development making a SUPERB FAMILY HOME. Houses on this development are proving POPULAR due to their ease of access to the local amenities, schools including well regarded 'BBG Academy' and the M62 and this lovely house is sure to appeal. Comprising hall, lounge, dining kitchen, WC, three first floor bedrooms and modern bespoke bathroom. Enjoying a driveway to a single integral garage with pleasant, South facing, sizeable lawned garden to the rear. Benefits from GCH & uPVC DG.

Asking Price £260,000

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ENTRANCE HALL

LOUNGE 15'9" x 11'10" max (4.8m x 3.6m max)

Wall mounted TV point and 'Karndean' flooring.

KITCHEN DINER 11'10" x 9'6" max (3.6m x 2.9m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer and double doors leading onto garden.

GUEST WC Hand wash basin and wc.

REAR ENTRANCE

BEDROOM ONE 11'10" x 9'6" max (3.6m x 2.9m max)

Double bedroom.

BEDROOM TWO 19'4" x 8'6" max (5.9m x 2.6m max)

Double bedroom.

BEDROOM THREE 8'10" (2.7) x 8'2" (2.5) plus alcove

Fitted wardrobes and storage cupboard. Will fit a double bed in.

EXTERIOR The property enjoys the benefit of a SOUTH FACING rear garden with paved patio and lawned areas. Single integral garage measuring 15'9 x 8'6 (4.8m x 2.6m) and driveway to the front providing off street parking.

Tenure - Freehold

Council Tax Band - B

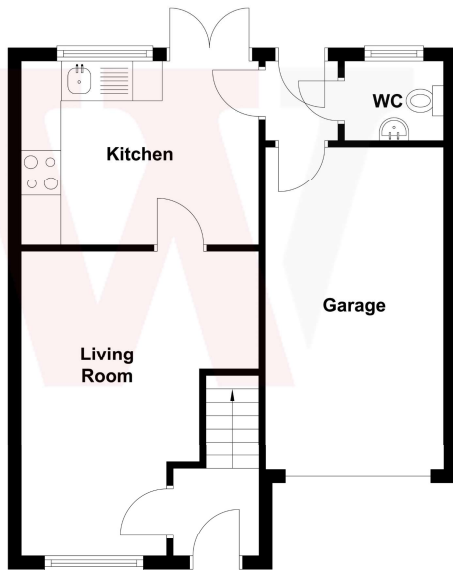
EPC Rating - C

BATHROOM Modern three piece suite comprising glazed walk-in over head shower, hand wash basin and wc. Lit vanity mirror and LED lighting. Tiling to walls and floor and chrome heated towel rail.

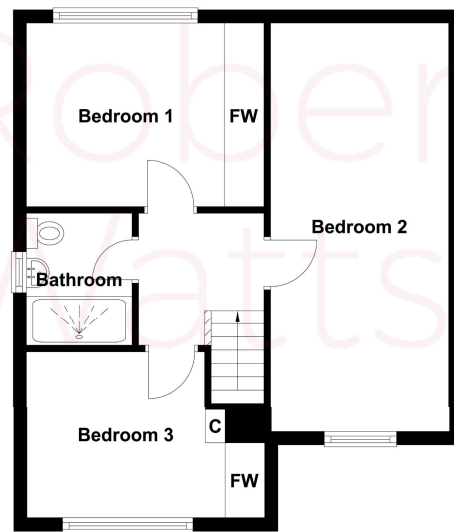
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	