



11 Willow Close, Little Gomersal, Gomersal, BD19 4JA

A SUPER OPPORTUNITY has arisen to purchase this detached property on a good sized plot with lovely OPEN ASPECT VIEWS. Located in one of the most sort after locations in Little Gomersal overlooking the local park, this individually designed four bedroom home offers a good sized footprint with the potential to extend, subject to planning. Requiring cosmetic improvement it's a great chance for a buyer to place their own stamp on this great FAMILY HOME. Comprises feature entrance dining room/hall with open plan staircase, lounge, conservatory, kitchen, WC, four bedrooms and bathroom. To the outside the house benefits from ample driveway parking and detached garage is well stocked lawned and patio gardens to three sides. Benefits from warm air GCH, uPVC DG and sold with NO CHAIN.

Offers Over £475,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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KITCHEN 12'2" x 9'10" max (3.7m x 3m max)

Range of wall and base units incorporating contrasting work tops, breakfast bar, inset one and half bowl sink and mixer tap. Double electric oven and four ring gas hob plus extractor and integral microwave. Integral fridge freezer and dishwasher. Side door.

DINING ROOM 23'4" (7.1) x 8'2" (2.5) plus 10'10" (3.3) x 3'3" (1.0)

Impressive full height ceiling with full height windows and open plan return timber staircase. Double doors to garden.

LOUNGE 17'5" x 13'1" max (5.3m x 4m max)

Fireplace with living flame gas fire and cast iron and tiled surround. Full height windows and sliding doors to conservatory.

CONSERVATORY 9'10" x 8'2" max (3m x 2.5m max)

GUEST WC Hand wash basin and wc. Storage cupboard housing hot water tank.

BEDROOM ONE 11'6" (3.5) x 9'10" (3.0) plus robes

Double bedroom with fitted wardrobes and bed head cupboard. Dual aspect room giving excellent natural light.

BEDROOM TWO 13'1" x 8'10" (4m x 2.7m)

Double bedroom.

BEDROOM THREE 9'10" x 9'2" (3m x 2.8m)

Double bedroom.

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

Offering lovely views over the park.

BATHROOM Four piece suite comprising glazed shower cubicle, bath, hand wash basin and wc. Tiled walls and floor.

EXTERIOR The property occupies a good sized plot at the head of the cul-de-sac and benefits from ample sized lawned garden to the rear and sides with mature trees and shrubs with open views over the park. Further paved patio and garden to the front. Boiler room with wall mounted boiler and plumbing for dryer. Block paved driveway with ample off street parking leading to a car port and a detached garage measuring approx. 18'4 x 10'6 (5.6m x 3.2m) with electrical door and power.

PLEASE NOTE Tenure - Freehold

Council Tax Band - E

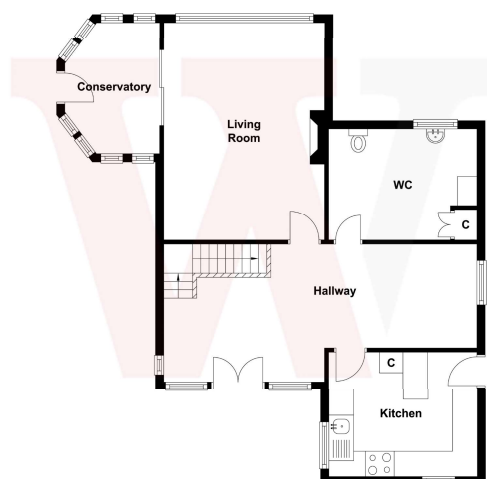
EPC Rating - Awaiting

Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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

