



## **7 Oxford Walk, Gomersal, Cleckheaton, BD19 4TD**

A SUPER OPPORTUNITY has arisen to purchase this WELL PRESENTED, four bedroom detached house situated in this quiet cul-de-sac location. Located within walking distance of the well regarded schools including BBG Academy, making this a PERFECT FAMILY HOME. Offered with no chain it comprises hall, WC, two reception rooms, conservatory, kitchen, utility, four bedrooms with the master en suite and family bathroom. Pleasant lawned gardens to the rear with driveway parking and double detached garage. Benefits from GCH, uPVC DG and alarm.

**Asking Price £379,995**

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## ENTRANCE HALL

### GUEST WC

Hand wash basin and WC.

### LOUNGE 18'1" x 10'10" (5.5m x 3.3m)

Feature fireplace and electric fire with sliding doors to conservatory,

### DINING ROOM 10'10" x 9'10" max (3.3m x 3m max)

There is the option here to remove the wall between the kitchen and dining room to create a more usable open plan dining kitchen, subject to obtaining building regulations.

### CONSERVATORY 8'2" x 7'7" (2.5m x 2.3m)

Doors leading to garden.

### KITCHEN 10'10" x 8'2" max (3.3m x 2.5m max)

Range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Electric cooker point and extractor. Archway to utility.

### UTILITY ROOM 6'11" x 4'7" max (2.1m x 1.4m max)

Having wall mounted boiler and plumbing for auto washer. Door to rear.

### BEDROOM ONE 12'6" x 9'10" (3.8m x 3m)

Double master bedroom.

### EN SUITE

Three piece suite comprising glazed shower cubicle, vanity sink and wc.

### BEDROOM TWO 11'2" x 8'6" (3.4m x 2.6m)

Double bedroom with useful storage cupboard.

### BEDROOM THREE 9'2" x 8'10" max (2.8m x 2.7m max)

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

Having fitted wardrobes.

### BATHROOM

Modern three piece suite comprising walk-in shower, hand wash basin and wc.

### EXTERIOR

Situated on a small spur off the main Oxford Walk the house has a driveway leading to double garage measuring 5.2m x 5.1m (17' x 16'9) with electric door. Low maintenance garden to the front and a lovely lawned garden and paved patio to the rear

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 81 B      |
| 55-68 | D             | 69 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |