



8 Craven Close, Gomersal, Cleckheaton, BD19 4QZ

Sold with NO CHAIN and at a REALISTIC ASKING PRICE to reflect the improvement work required, is this three bedroom semi detached house. Ideally located in this popular location close to the well regarded schools it makes a GREAT FAMILY HOME. Comprises hall, lounge, dining room, kitchen, three bedrooms and bathroom with gardens to front and garden and driveway to the rear. Benefits from GCH (not tested) and uPVC DG.

Asking Price £140,000

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HALL

LOUNGE 13'5" x 11'6" max (4.1m x 3.5m max)

DINING ROOM 8'10" x 7'10" (2.7m x 2.4m)

KITCHEN 10'2" x 8'6" max (3.1m x 2.6m max)

Modest range of wall and base units with worktop and inset sink. Integral electric oven and 4 ring gas hob and extractor with plumbing for washing machine, cupboard housing boiler and rear door.

BEDROOM ONE 13'1" x 10'2" max (4m x 3.1m max)

BEDROOM TWO 10'2" x 9'2" (3.1m x 2.8m)

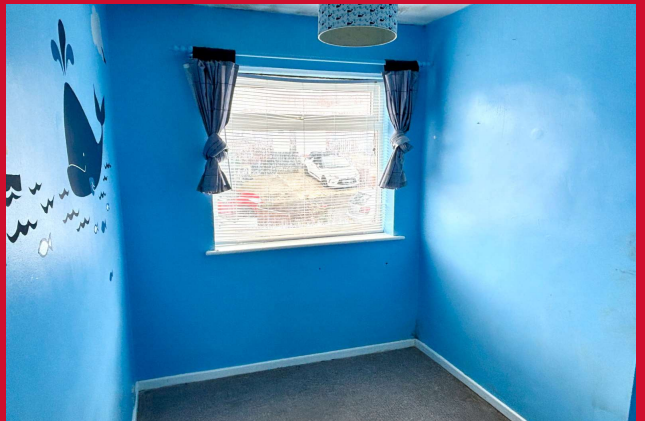
BEDROOM THREE 7'3" x 6'3" max (2.2m x 1.9m max)

BATHROOM Three piece white suite with bath and shower extension and shower screen, wc and sink.

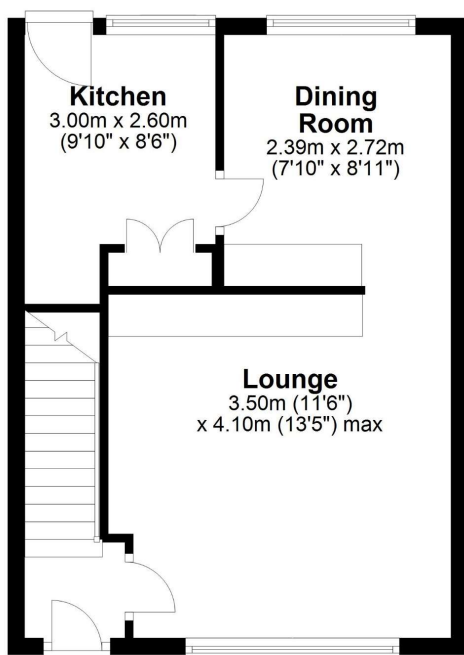
OUTSIDE Garden to front and rear with driveway with access off unmade road to driveway.

PLEASE NOTE 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

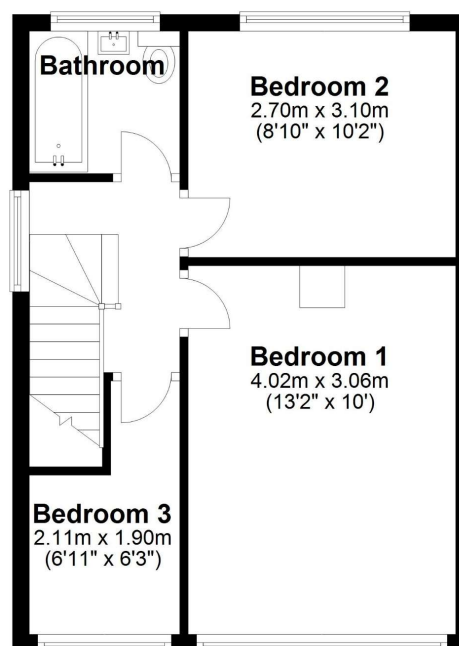
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		