



## 6 Whinmore Gardens, Gomersal, Cleckheaton, BD19 4HG

Offered with NO CHAIN and requiring some updating but priced to reflect, is this good sized, three bedroom DORMER SEMI DETACHED house. Located in this ever popular cul-de-sac offering easy access to the local amenities and schools, it ideally suits FAMILY BUYERS. Comprises hall, lounge/dining area, kitchen, ground floor modern shower room and three first floor bedrooms. Ample driveway parking and garage with pleasant gardens to the front and rear enjoying an open aspect. Benefits from GCH & uPVC DG. EPC - D.

**Asking Price £225,000**

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**ENTRANCE HALL** Useful under stairs storage.

**LOUNGE/DINER 23' x 10'10" max (7m x 3.3m max)**

Dual aspect room with fireplace.

**KITCHEN 8'2" x 7'7" max (2.5m x 2.3m max)**

Modest range of wall and base units incorporating work top and sink. Electric cooker and plumbing for auto washer. Door to rear and wall mounted boiler.

There is great opportunity here to remove the partition wall to the dining area to create a more useable open plan dining kitchen (subject to building regulations).

**BATHROOM** Modern shower room comprising glazed walk-in shower, vanity sink and wc. Chrome heated towel rail.

**BEDROOM ONE 13'9" x 10'2" max (4.2m x 3.1m max)**

Double bedroom having fitted wardrobes.

**BEDROOM TWO 12'6" x 8'10" max (3.8m x 2.7m max)**

Double bedroom having fitted wardrobes.

**BEDROOM THREE 8'6" x 8'2" max (2.6m x 2.5m max)**

Good sized single with storage cupboard.

**EXTERIOR** The property benefits from paved garden to the rear with open aspect and useful timber shed. Single brick built detached garage and driveway providing off street parking. Low maintenance garden to the front.

Tenure - Freehold

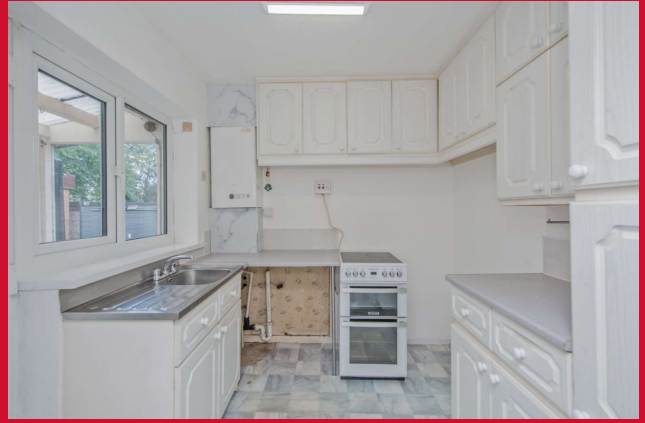
Council Tax Band - C

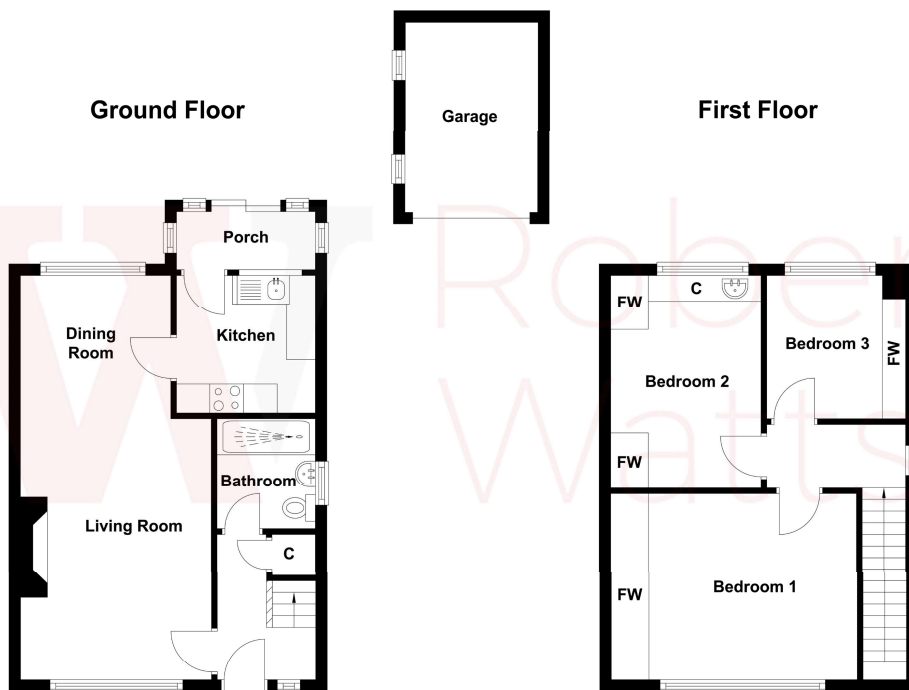
EPC Rating - D

**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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		