



2 Bookers Field, Gomersal, Cleckheaton, West Yorkshire, BD19 4UE

Impressive stone built DETACHED BUNGALOW, situated in this exclusive position in Gomersal, consisting of only 5 individually designed properties. Providing 2 BEDROOMS, there is great potential to create additional living space in the loft space. The property occupying an enviable corner plot position, with gardens to 3 sides, together with DETACHED DOUBLE GARAGE. Ideally located close to all commuter networks, this property is rare to the market so demand is sure to be high and early viewing is essential.

The accommodation comprises: Entrance Porch, Hallway, Lounge, Kitchen, Dining Room, Sun Room, 2 Bedrooms, Bathroom & Loft.

Asking Price £385,000

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ENTRANCE PORCH

HALLWAY Access to the LOFT via pull down loft ladder.

LOUNGE 29'9" x 10'3" (9.07m x 3.12m)

Good sized Lounge with an attractive feature fireplace, with built in gas fire. uPVC sliding patio doors leading to the side garden.

KITCHEN 12' x 9'4" (3.66m x 2.84m)

Well equipped kitchen with a range of base and wall units, impressive modern breakfast bar, worktops and sink unit. Integrated fridge, built in integrated oven and integrated microwave oven, separate hob, extractor fan, integrated dishwasher. Archway leading to the Dining Room.

UTILITY ROOM 8'2" x 5'3" (2.5m x 1.6m)

Base and wall unit, worktop and sink unit. Built in freezer.

DINING ROOM 12' x 8'8" (3.66m x 2.64m)

Sliding uPVC doors leading to the Sun Room.

SUN ROOM 12'5" (3.78) x 6'9" (2.06) approx.

Permanent roof. uPVC doors leading to the garden.

MASTER BEDROOM 17'5" x 10'3" (5.3m x 3.12m)

Fitted wardrobes.

DOUBLE BEDROOM 2 11'9" (3.58) x 11'6" (3.5) + walk in recess

Fitted wardrobes.

SHOWER ROOM/W.C. 7'9" x 6'4" (2.36m x 1.93m)

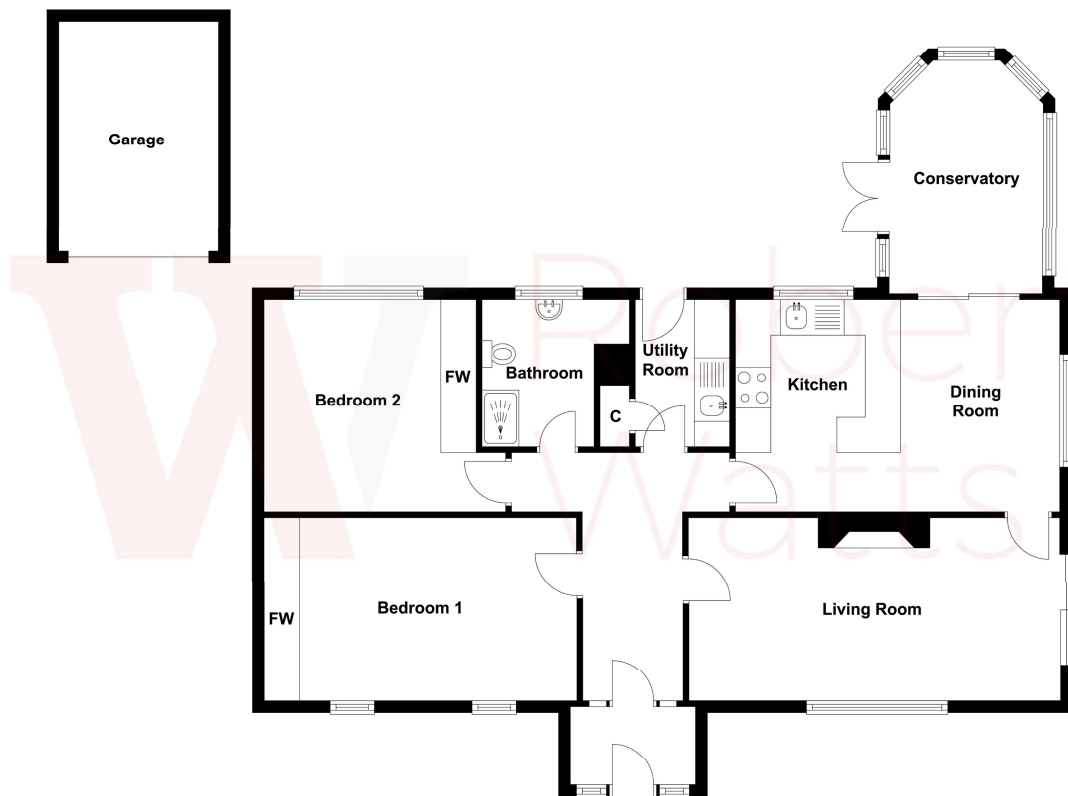
Modern white suite with 'walk in' shower enclosure. Built in base unit. Heated towel rail.

OUTSIDE Occupying an enviable corner plot with gardens to four sides. Block paved driveway with ample parking, leading to DETACHED GARAGE with power, light and electric door.

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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		