



## 23 Fearnley Croft, Gomersal, Cleckheaton, BD19 4NQ

AVAILABLE WITH NO ONWARD CHAIN

Spacious first floor apartment forming part of this ever popular small development, that is in our opinion, the finest apartment development within the immediate locality with lovely communal grounds. Accommodation comprises: open plan lounge with fitted kitchen area, TWO BEDROOMS (master with EN SUITE), and bathroom. Must be viewed to fully appreciate. Benefits from GCH & uPVC DG.

**Asking Price £125,000**

**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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### COMMUNAL ENTRANCE

Stairs to first floor leading to own entrance hall.

### OPEN LOUNGE AND KITCHEN AREA 22' x 15' max (6.7m x 4.57m max)

Spacious open plan living area with French patio doors. Kitchen has a range of wall and base units, worktops, sink, fridge/freezer, electric cooker and hob and extractor fan.

### MASTER BEDROOM 13' x 8' (3.96m x 2.44m)

Double bedroom leading to En suite

**ENSUITE SHOWER ROOM** With shower, WC and basin.

### BEDROOM 2 12' x 8'10" (3.66m x 2.7m)

Double bedroom

### BATHROOM

Three piece suite including bath, WC and sink.

### OUTSIDE

Designated parking space and communal gardens

### LEASEHOLD

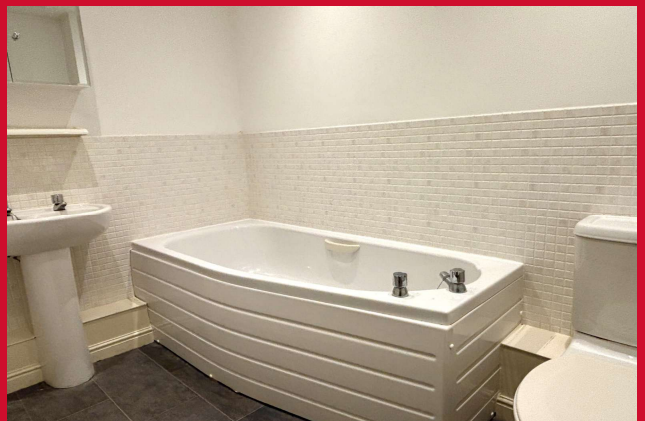
Please note the property is Leasehold with 102 years left. Lease was 125 years as of 15.5.03. We are awaiting confirmation ground rent but can confirm the Service Management Charge is £151.34 pcm.

### AML

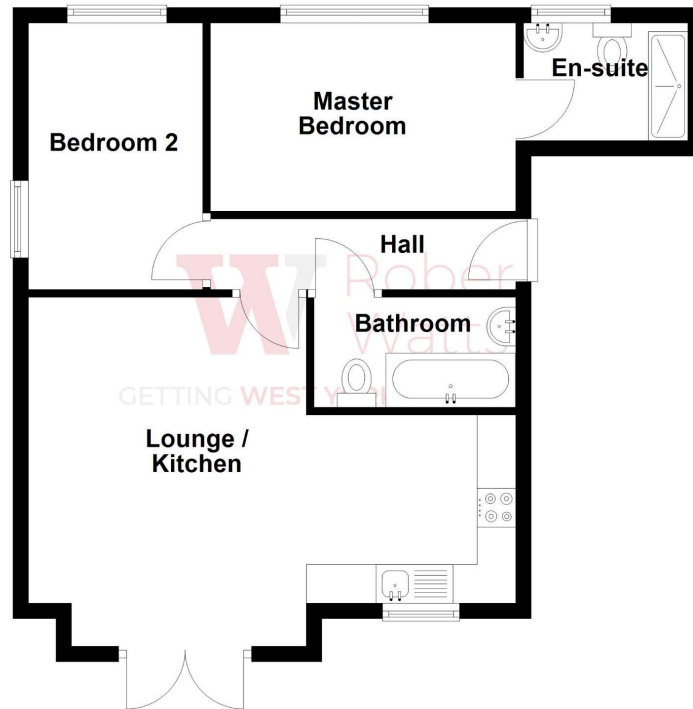
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



23 Fearnley Croft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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