



16 Ash Grove, Gomersal, BD19 4SJ

Offering an IMMACULATE FINISH throughout is this fully refurbished, three bedroom semi detached which makes a LOVELY FAMILY HOME. Ideally situated on this popular cul-de-sac in close proximity to the local amenities and schools, the house has high specification finish and sits on a good sized plot with AMPLE OFF STREET PARKING. Comprises lounge, modern kitchen and bathroom, conservatory and three bedrooms with delightful South facing rear gardens, timber summerhouse and electric car charging point. Benefits from GCH & uPVC DG.

Asking Price £199,950

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ENTRANCE HALL Useful under stairs storage cupboard.

LOUNGE 18'4" x 18'1" max (5.6m x 5.5m max)

Having fireplace and wall mounted cabinet. Glazed timber doors leading to conservatory.

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

Substantial and versatile room overlooking the garden currently used as a dining room.

KITCHEN 8'6" x 7'10" max (2.6m x 2.4m max)

Modern range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap. Double electric oven, four ring gas hob plus extractor, integral fridge freezer and plumbing for auto washer. Cupboard housing boiler.

BEDROOM ONE 11'10" x 9'2" max (3.6m x 2.8m max)

Double bedroom having fitted wardrobes.

BEDROOM TWO 11'6" x 8'10" max (3.5m x 2.7m max)

Double bedroom having fitted wardrobes.

BEDROOM THREE 6'3" x 5'7" max (1.9m x 1.7m max)

BATHROOM Modern three piece suite comprising Jet bath with integral shower and glazed screen, vanity sink and wc. Tiled walls and floor.

EXTERIOR The property benefits from a block paved driveway giving ample off street parking to front and lawned garden area. Electric charging point. Delightful landscaped paved patio and shale garden to rear which is South facing with outside lighting, timber summerhouse and electric car charging point.

Tenure - Freehold

Council Tax Band - B

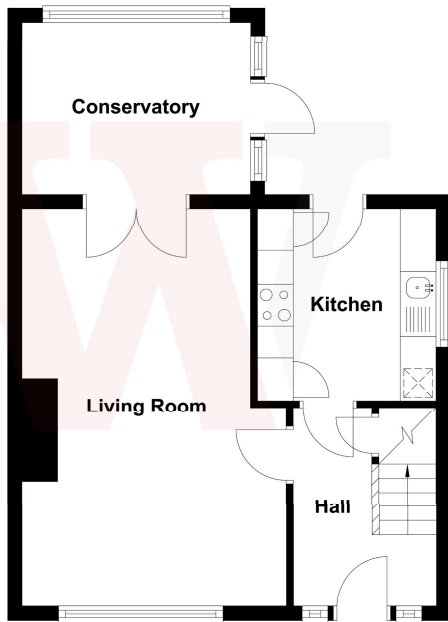
EPC Rating - C

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.

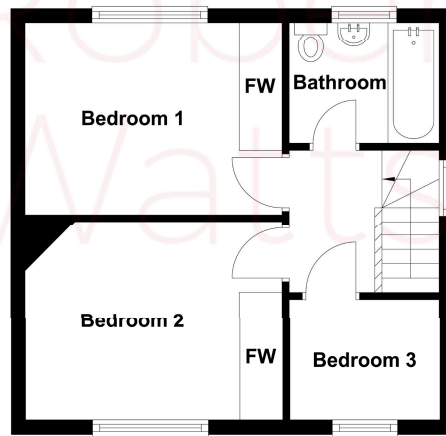
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		