



## 5 Shirley Place, Gomersal, Cleckheaton, BD19 4NW

WELL PRESENTED, three bedroom, end terraced home situated on a corner plot in a small cul-de-sac. Ideal for FAMILY BUYERS as it offers easy access to the well regarded local schools, this lovely home has a pleasant open aspect and GOOD SIZED rear garden offering the potential to extend (subject to planning permission).

Sold with NO CHAIN and offering a good sized footprint it comprises hall, lounge, dining kitchen, three sizeable bedrooms and bathroom with lawned garden to the front and lovely patio and lawned garden to the rear.

Benefits from GCH & uPVC DG.

Asking Price £170,000

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## ENTRANCE HALL

**LOUNGE 12'2" x 9'10" max (3.7m x 3m max)**

**KITCHEN DINER 20'4" x 9'6" max (6.2m x 2.9m max)**

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Gas cooker point. Plumbing for both auto washer and dishwasher. Tiled flooring, pantry cupboard and rear door.

**BEDROOM ONE 14'5" x 9'6" max (4.4m x 2.9m max)**

**BEDROOM TWO 10'2" (3.1) x 8'10" (2.7) plus robes**

Having fitted wardrobes.

**BEDROOM THREE 9'2" x 8'6" max (2.8m x 2.6m max)**

**BATHROOM** Three piece suite incorporating electric shower over bath, hand wash basin and WC. Cupboard housing boiler.

## EXTERIOR

The property benefits from good sized corner plot with lovely, sizeable lawned garden to the rear which enjoys an open aspect and offers potential to extend the house (subject to planning permission). Outhouse storage to the side and garden area to the front.

## AMLR

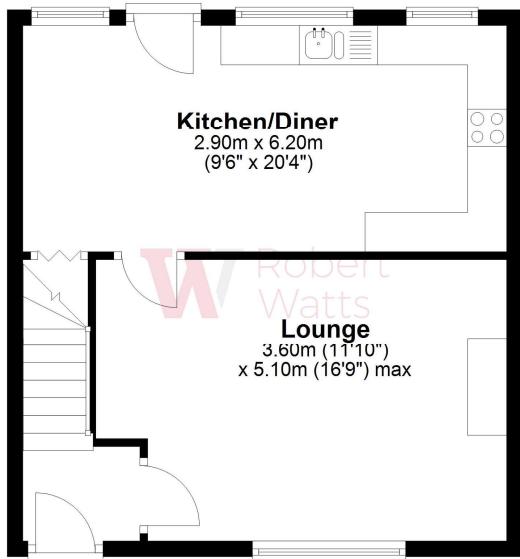
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

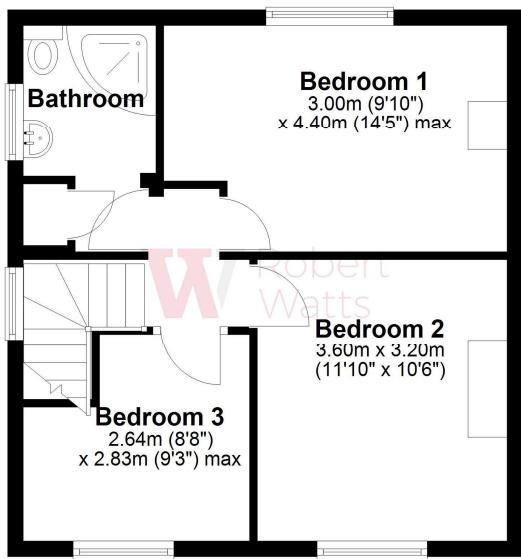
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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