



5 Maple Grove, Gomersal, Cleckheaton, BD19 4SR

SWIFTMOVE PACKAGE ~ QUICKER COMPLETION.

An excellent opportunity has arisen to purchase this THREE BEDROOM, FAMILY SIZED semi-detached house situated in this pleasant cul-de-sac location in the heart of Gomersal, with ease of access to the local schools and amenities of Gomersal and Cleckheaton. The house is offered with vacant possession and is priced realistically to reflect some cosmetic improvement but is generally well maintained.

Comprising hall, lounge, dining kitchen, three first floor bedrooms and bathroom and sitting on a low maintenance plot with gravelled garden to the front and driveway parking leading to single detached garage and paved low-maintenance garden to the rear. Benefiting from uPVC double glazing and gas central heating. EPC

Offers in the region of £230,000

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SWIFTMOVE PACKAGE

The vendors have opted to provide a SWIFTMOVE legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

GROUND FLOOR

HALLWAY

LIVING ROOM 14'9" x 11'2" max (4.5m x 3.4m max)

Fireplace and electric fire.

KITCHEN DINER 18'1" x 9'6" max (5.5m x 2.9m max)

Wall and base units with contrasting worktops, complimentary wall tiling, 1.5 bowl inset sink and mixer tap, double inset oven with 4 ring gas hob and extractor over, integrated fridge and plumbed for automatic washing machine. Pantry, cupboard. French doors to the garden.

FIRST FLOOR

BEDROOM ONE 8'2" (2.5) x 13'1" (4.0) plus recess

Fitted robes and sliding door robes to alcoves.

BEDROOM TWO 10'2" x 12'2" max (3.1m x 3.7m max)

BEDROOM THREE 7'7" x 7'7" max (2.3m x 2.3m max)

BATHROOM Modern two piece suite comprising vanity sink unit and bath with shower mixer over and glazed shower screen. Separate modern WC.

OUTSIDE Gravelled garden to the front with mature shrub planting. Parking to the side on the block paved driveway leading to the rear garden with single garage and low maintenance paved and planted areas.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: b

EPC Rating: E

PLEASE NOTE : AML CHECKS

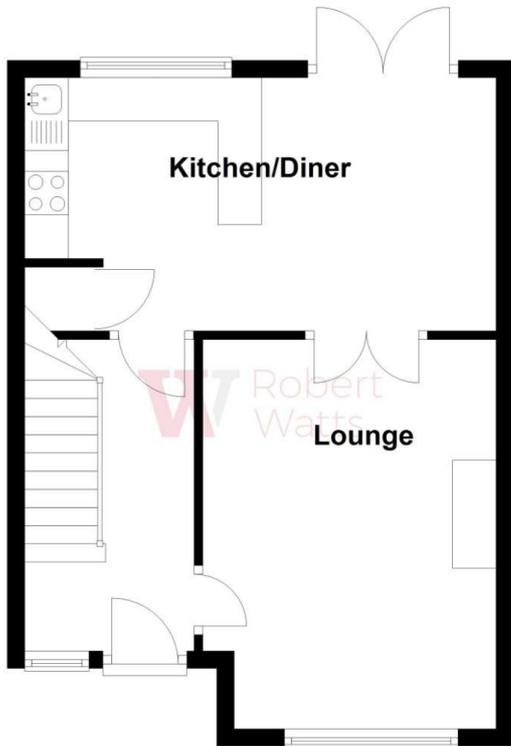
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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