



8 Kensington Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4FB

STUNNING, three bedroom semi detached offering a contemporary and stylish 'show house' finish. Located on this highly popular 'Riva Homes' development within the catchment area of well regarded 'BBG Academy', this low density development offers a high specification finish and makes an ideal FAMILY HOME. One of the larger semi detached houses it includes an lovely open plan dining kitchen with island unit and bi-folding doors that open onto the rear garden with open aspect views to the rear which is great for entertaining. Further comprises hall, lounge, WC, three good sized bedrooms and house bathroom with separate shower. Driveway parking and detached single garage, GCH, uPVC DG & alarm.

Asking Price £340,000

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ENTRANCE HALL Spacious hallway with oversized porcelain floor tiling and walk-in cloaks cupboard.

GUEST WC Having wc and vanity hand wash basin.

LOUNGE 14'5" x 9'6" max (4.4m x 2.9m max)

Wall mounted TV point.

KITCHEN DINER 16'5" x 12'2" max (5m x 3.7m max)

Modern range of wall and base units with a white gloss finish with complementary quartz worktop. Feature island unit, breakfast bar with inset sink and mixer tap. Integral electric oven and four ring induction hob plus extractor, integral fridge freezer, dishwasher and wine cooler. Oversized porcelain tiled floor and bi-folding doors leading onto garden.

UTILITY 5'11" x 5'7" max (1.8m x 1.7m max)

Having wall and base units, contrasting worktop, sink and mixer tap. Plumbing for auto washer and vent for dryer. Cupboard housing boiler and side door.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 14'1" (4.3) x 8'10" (2.7) plus robes

Double bedroom having fitted wardrobes.

BEDROOM TWO 11'2" (3.4) x 8'10" (2.7) plus doorway

Double bedroom having fitted wardrobes.

BEDROOM THREE 10'2" x 6'11" (3.1m x 2.1m)

Good sized bedroom.

BATHROOM Four piece suite comprising bath, glazed shower cubicle, wc and vanity hand wash basin. Tiled walls and floor.

EXTERIOR The property benefits from an open aspect to the rear with pleasant garden area consisting of patio and lawned garden area. Tandem driveway and detached single garage to the side and further garden area to the front.

Tenure - Freehold

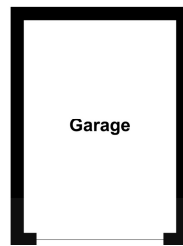
EPC Rating - B

Council Tax Band - B

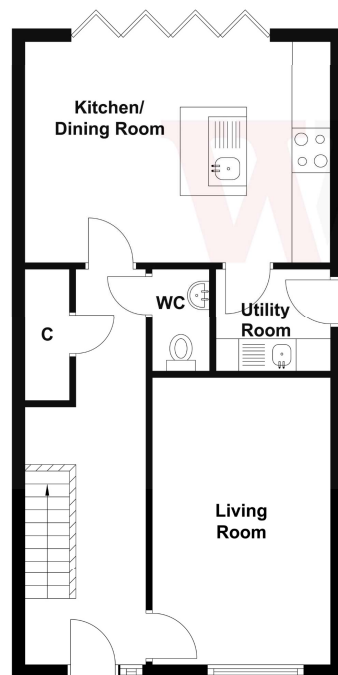
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

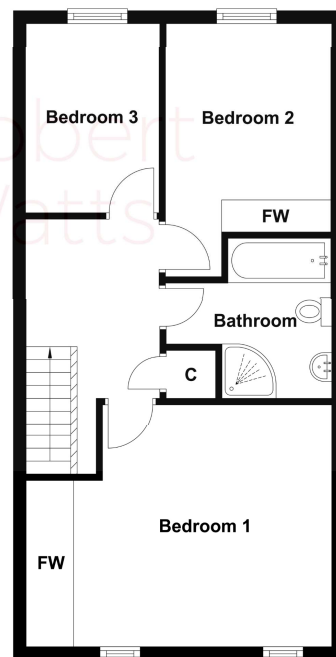




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		