



## 22 Craven Close, Gomersal, Cleckheaton, BD19 4QZ

WELL PRESENTED, three bedroom end townhouse ideal for FAMILY BUYERS as it is situated within walking distance of the well regarded local schools and amenities. The house benefits from a good sized footprint and a substantial detached garage to the rear. Comprises hall, lounge, open plan dining kitchen, conservatory, three bedrooms and bathroom, garden to the front and a landscaped decked and paved garden to the rear leading to the garage. Benefits from open aspect far reaching rear views, GCH & uPVC DG.

Offers in the region of £210,000

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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## ENTRANCE HALL

### **LOUNGE 13'1" x 13' max (4m x 3.96m max)**

A comfortable lounge featuring a fireplace with an electric fire, creating a warm and inviting focal point.

### **KITCHEN DINER 16'4" x 9' max (4.98m x 2.74m max)**

A well appointed kitchen diner fitted with wall and base units and worktops, incorporating a sink with mixer tap. Integrated appliances include a double electric oven, four ring gas hob, fridge freezer, dishwasher, and plumbing for an automatic washing machine and dryer, complemented by a pantry and sliding doors opening into the conservatory.

### **CONSERVATORY 8'6" x 6'5" max (2.6m x 1.96m max)**

A bright conservatory providing an additional versatile living space with views over the garden.

### **MASTER BEDROOM 13'1" x 10'2" max (4m x 3.1m max)**

A spacious master bedroom offering a comfortable and versatile space for furnishings.

### **BEDROOM 10'1" x 9'3" max (3.07m x 2.82m max)**

A bright bedroom featuring standalone wardrobes and enjoying impressive views, creating a pleasant and well appointed space.

### **BEDROOM 10'8" x 6' max (3.25m x 1.83m max)**

**BATHROOM** A bathroom fitted with a three piece suite comprising a bath, vanity sink and WC, providing practical everyday facilities.

### **GARAGE 15'9" x 10'6" max (4.8m x 3.2m max)**

The property benefits from a low maintenance garden to the front, with a pleasant landscaped decked and paved patio garden to the rear enjoying far reaching views. There is also a substantial brick and block single garage measuring 4.8m x 3.2m with power and additional outside storage with access to the rear via a private road.

## **OTHER INFORMATION** Tenure - Freehold

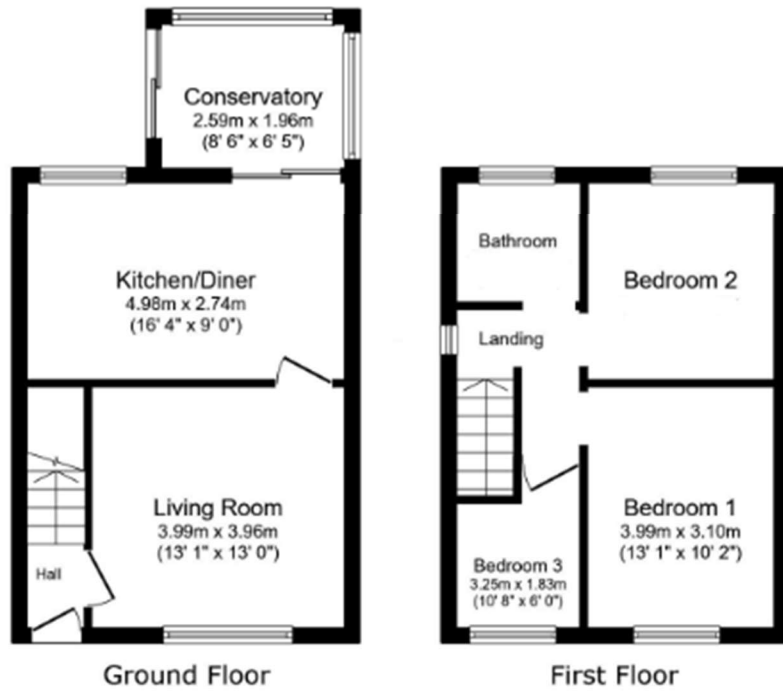
Council Tax Band - B

EPC - D

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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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		