



## 30 Burnleys Mill Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4PQ

6 BEDROOMED FAMILY HOME.

Immaculately presented Modern Detached that offers super living accommodation across three floors that would be ideal for buyers with multigenerational living. The house has been greatly improved in recent years and is sold with quality fixture and fittings, along with a lovely landscaped back garden. Occupies a quiet cul de sac position on this sought after development and is conveniently situated close to local schools and catchment for BBG Academy.

The accommodation comprises; hall, downstairs wc, lounge, dining room, family room, kitchen, utility room, four bedrooms to first floor, en suite and family bathroom. To the top floor, two bedrooms & "Jack n Jill" shower room.

**Asking Price £525,000**

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## GROUND FLOOR

### ENTRANCE HALLWAY

### DOWNSTAIRS WC

#### LOUNGE 18'11" (5.77) x 11' (3.35) into bay window

Impressive media wall, with decorative fire.

#### KITCHEN 15' x 9' (4.57m x 2.74m)

Super modern kitchen with a well-equipped range of high gloss units, with granite worktops. Built in oven and hob.

#### UTILITY ROOM 7'10" x 7' (2.4m x 2.13m)

With matching units. Access to the integral garage.

#### DINING ROOM 11' x 11' (3.35m x 3.35m)

uPVC French doors open up to the garden.

#### FAMILY ROOM/SITTING ROOM 14' x 9' (4.27m x 2.74m)

Lovely room at the back of the house, overlooking the garden. uPVC French doors lead to the garden.

## FIRST FLOOR

#### MASTER BEDROOM 11' (3.35) x 11' (3.35) + walk in recess

**SHOWER ROOM/WC** Modern suite with "walk in" shower enclosure. Tiled walls and flooring. Tiled walls and flooring. Heated towel rail.

#### BEDROOM 2 11' (3.35) x 8'10" (2.7) + recess

#### BEDROOM 3 11' x 10' Max (3.35m x 3.05m Max)

#### BEDROOM 4 9' (2.74) x 6' (1.83) + wardrobe

Full height and width fitted wardrobes.

#### HOUSE BATHROOM

 White bathroom suite.

## TOP FLOOR

#### BEDROOM 5 14' x 11'10" (4.27m x 3.6m)

Twin velux roof light

#### BEDROOM 6 11' x 7' (3.35m x 2.13m)

Twin velux roof Light

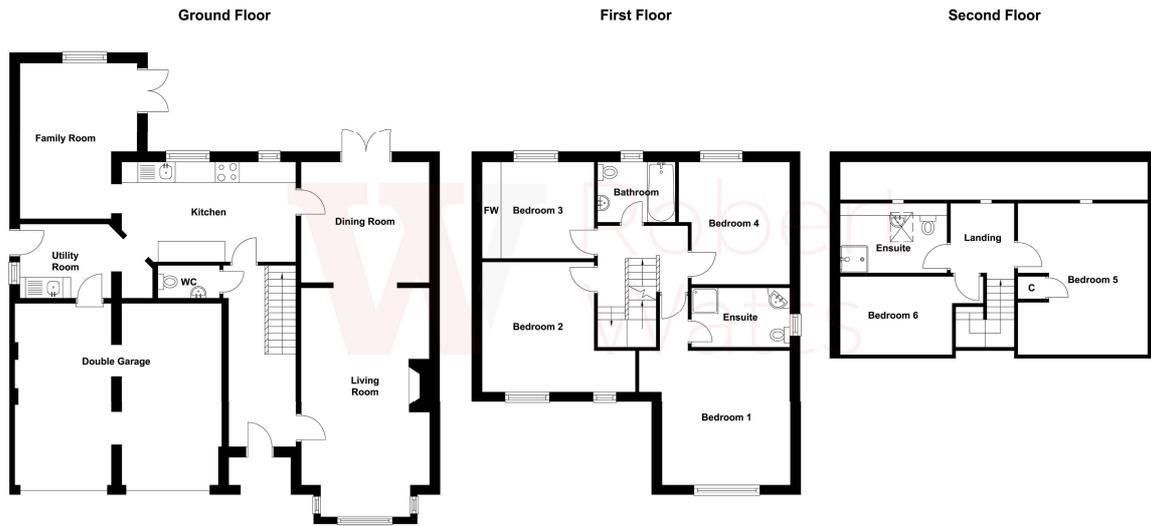
## JACK AND JILL SHOWER ROOM

**OUTSIDE** Occupying a quiet cul de sac position, with twin driveway and double integral garage. At the back and not overlooked, is a really pleasant enclosed low maintenance garden. This includes artificial grassed area, paved patio terrace and an additional decking terrace, making it an ideal safe family space for play and entertaining.

**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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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