



59 Shirley Avenue, Gomersal, Cleckheaton, BD19 4NA

WELL PRESENTED, four bedroom modern detached situated on a good sized plot in the heart of Gomersal. Ideal for FAMILY BUYERS in a handily accessible location to the local amenities and also within the catchment area of well regarded schools. Comprises hall, two reception rooms one with contemporary style wood burning stove plus conservatory, wc, four good sized bedrooms with master having en-suite facilities and family bathroom. To the exterior is a driveway providing off-street parking to the front and single garage with utility area. With pleasant rear garden and patio area with summer house. Benefiting from GCH & uPVC DG. .

Offers in the region of £305,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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ENTRANCE PORCH

ENTRANCE HALL Access to garage.

GUEST WC Hand wash basin and wc.

LOUNGE 14'1" x 11'10" plus bay (4.3m x 3.6m plus bay)

Free standing contemporary style log burning stove. Sliding doors to

DINING ROOM 9'6" x 8'6" max (2.9m x 2.6m max)

Sliding doors to ...

CONSERVATORY 9'10" x 8'6" max (3m x 2.6m max)

KITCHEN 14'9" x 9'6" max (4.5m x 2.9m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, five ring gas hob plus extractor. Integral fridge freezer and pantry cupboard.

BEDROOM ONE 12'2" x 12'2" max (3.7m x 3.7m max)

EN SUITE Three piece suite including jet shower cubicle, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

BEDROOM TWO 12'2" x 8'2" (3.7m x 2.5m)

BEDROOM THREE 10'2" x 8'6" (3.1m x 2.6m)

Having useful storage cupboard.

BEDROOM FOUR 8'10" x 7'10" (2.7m x 2.4m)

BATHROOM Three piece suite comprising bath with electric shower over and glazed screen, vanity sink and wc. Tiling to walls.

EXTERIOR The property benefits from a lovely paved garden to the rear with raised patio and timber summer house with power. Driveway parking to the front and low maintenance gravelled garden area. Garage measuring 17'5 x 7'7 (5.2m x 2.3m) with plumbing for auto washer, vet for dryer and wall mounted boiler.

Tenure - Freehold

Council Tax Band - D

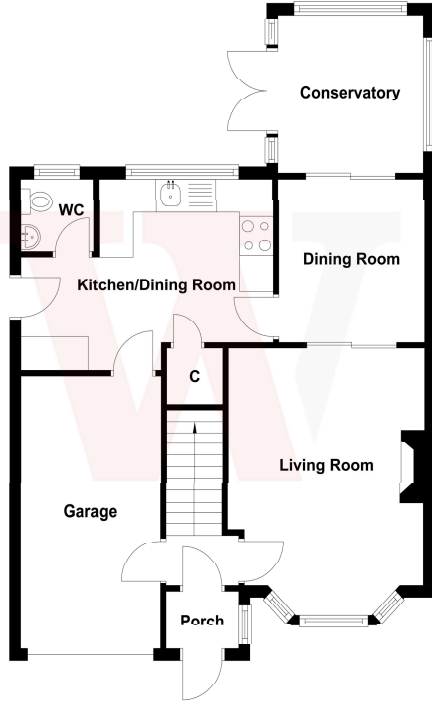
EPC Rating - C

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.

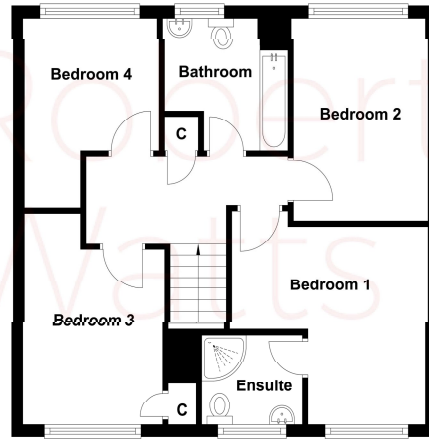
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		