



## **14 Pollard Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4PR**

A super opportunity has arisen to purchase this SPACIOUS, THREE BEDROOM DETACHED house situated on this ever popular development. Offering easy access to the well regarded local schools including BBG Academy and the amenities of both Gomersal and Cleckheaton, this lovely home has been in the same family since new and enjoys a good sized plot which is not seen on more modern houses locally. Requiring updating but priced to reflect the work, it makes a GREAT FAMILY HOME with sizeable rooms. Comprises hall, ground floor shower room, lounge and dining room, kitchen, three first floor bedrooms and modern shower room. To the exterior is ample driveway parking to the front and side and single garage with a lovely lawned, SOUTH FACING garden to the rear. Benefits from GCH, uPVC DG, alarm and sold with NO CHAIN.

**Asking Price £290,000**

**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 HALL** Featuring cloak cupboard.

**WC** Glazed shower cubicle, WC, sink, tiled walls & floor.

**LIVING ROOM 17'1" x 11'6" max (5.2m x 3.5m max)**  
Fireplace & gas fire. Doors leading to the rear garden.

**DINING ROOM 12'2" x 8'6" max (3.7m x 2.6m max)**  
Archway and open to living room.

**KITCHEN 11'6" x 8'2" max (3.5m x 2.5m max)**  
Wall & base units, 1.5 bowl sink with mixer tap, integral electric oven & microwave, four ring gas hob & extractor fan, integral dishwasher, integral fridge freezer, plumbing for automatic washing machine, pantry & storage cupboard.

**LANDING** Storage cupboard housing wall mounted boiler.

**BEDROOM ONE 10'10" x 10'10" max (3.3m x 3.3m max)**  
Featuring fitted wardrobes.

**BEDROOM TWO 12'2" x 10'6" max (3.7m x 3.2m max)**

**BEDROOM THREE 9'2" x 7'7" max (2.8m x 2.3m max)**  
With storage cupboard.

**BATHROOM** Three piece modern suite including glazed shower cubicle, vanity sink, WC, tiled walls & floors, chrome towel heater.

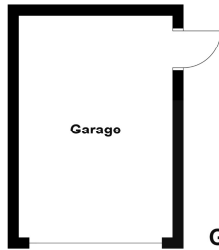
**EXTERNAL** Enjoying a good sized, south facing rear garden comprising lawned and patio areas. Single detached garage with power. Block paved driveway offering ample off street parking to front and side.

**OTHER INFORMATION** Tenure - Freehold  
EPC Rating - TBC  
Council Tax Band - D

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

