



22 Pollard Avenue, Gomersal, Cleckheaton, West Yorkshire, BD19 4PP

One of only four similar sized semi-detached houses on this most popular development, this **THREE BEDROOM FAMILY HOME** has a **LARGER FOOTPRINT** than the other surrounding semis and an internal inspection is strongly advised. Occupying a good-sized plot and offering easy access to the local amenities, Cleckheaton town centre and the well regarded local schools, including 'BBG Academy'.

Requiring some cosmetic improvement but priced to reflect the work and offered with **NO CHAIN** and comprising: porch, spacious hall, lounge, dining area, kitchen, WC, three good sized bedrooms and modern wet room. Pleasant low maintenance gardens to front and rear with driveway and detached garage. Benefits from GCH & uPVC DG. EPC D.

Offers Over £250,000

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PORCH

HALLWAY

CLOAKROOM

WC and hand wash basin.

LIVING ROOM 16'5" x 11'6" max (5m x 3.5m max)

Inset living flame gas fire.

DINING ROOM 8'6" x 7'7" max (2.6m x 2.3m max)

Open to Lounge

KITCHEN 11'10" x 9'2" max (3.6m x 2.8m max)

A range of wall and base units with contrasting worktops, integrated oven and 4 ring gas hob, wall mounted boiler. Coats and storage cupboard.

There is a great opportunity here to remove the partition wall to the dining room to create a more functional open plan dining kitchen, subject to obtaining the necessary building consents.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE 11'10" (3.6) x 10'2" (3.1) max plus robes

Double bedroom with fitted wardrobes.

BEDROOM TWO 10'10" x 10'6" max (3.3m x 3.2m max)

Double bedroom with fitted wardrobes.

BEDROOM THREE 9'6" x 7'3" max (2.9m x 2.2m max)

Good sized single with useful storage cupboard.

BATHROOM

Modern wet room comprising WC, basin and shower.

EXTERIOR

Low maintenance paved and block paved garden and driveway leading to car port and garage beyond measuring 19'8 x 8'10 (6m x 2.7m).

Good sized, pleasant rear garden with artificial lawned and paved patio areas with a great opportunity to extend, subject to planning permission.

OTHER INFORMATION

Tenure: Assumed Freehold but not yet registered as been in same ownership for over 40 years.

Council Tax Band: C

EPC Rating: D

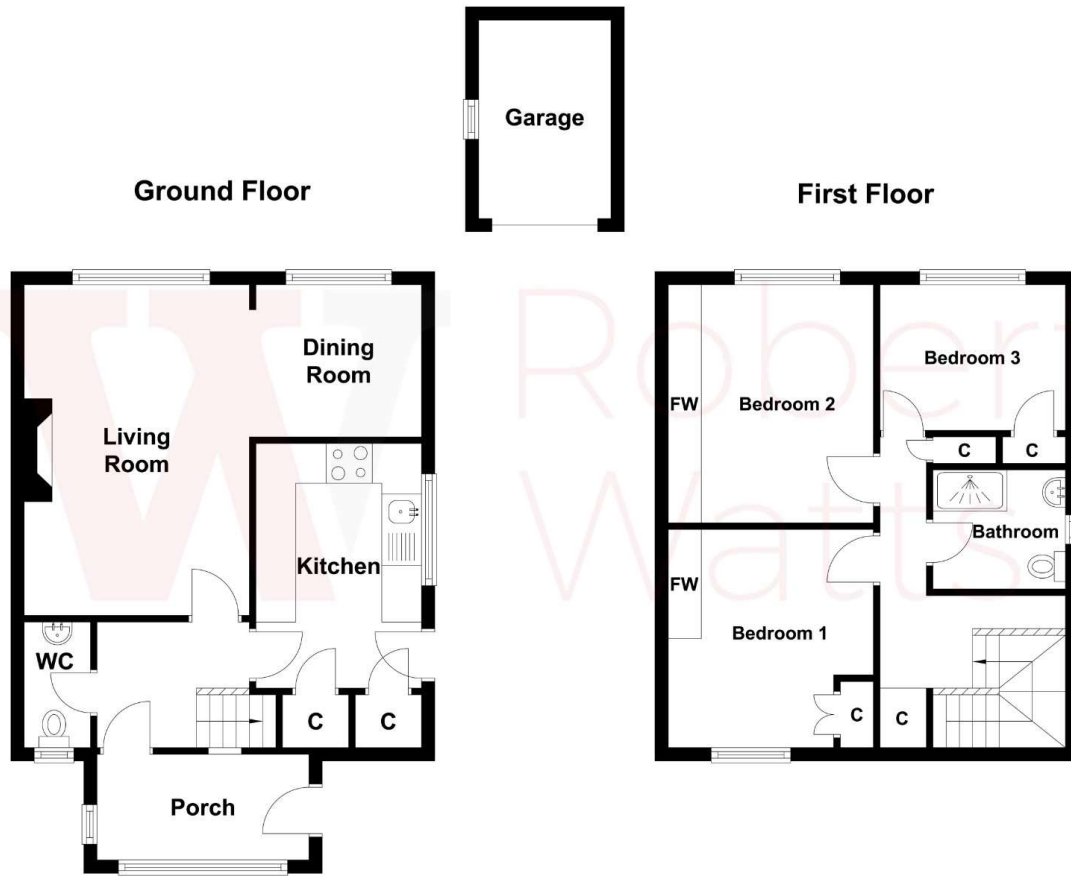
PLEASE NOTE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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