



148 Quarry Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4JB

A SUPER OPPORTUNITY has arisen to purchase a WELL PRESENTED, three bedroom semi detached home.

Situated in the heart of popular Gomersal giving easy access to the well regarded local schools and Sugden Park in Little Gomersal, it makes a super FAMILY HOME. Much improved by the current owners it comprises hall, lounge, modern dining kitchen, recently built conservatory, three bedrooms and bathroom. In addition the house has ample off street parking and pleasant gardens to both front and rear. Benefits from GCH and uPVC DG. EPC C

Asking Price £245,000

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ENTRANCE HALL

LIVING ROOM 14'5" x 12'6" max (4.4m x 3.8m max)

Under stairs storage with plumbing for automatic washing machine, cast iron radiator.

KITCHEN DINER 15'5" x 12'6" max (4.7m x 3.8m max)

Open plan room which is great for entertaining. Modern wall & base units, contrasting worktops, inset sink with mixer tap, double integral electric oven, five ring gas hob & extractor fan. Plumbing for dishwasher, oversized porcelain floor tiles & double doors leading to conservatory.

CONSERVATORY 11'10" x 8'2" max (3.6m x 2.5m max)

French doors to garden.

MASTER BEDROOM 14'5" x 9'2" max (4.4m x 2.8m max)

Double bedroom.

BEDROOM 2 12'2" x 9'2" max (3.7m x 2.8m max)

Double bedroom.

BEDROOM 3 8'10" (2.7) x 6'3" (1.9) max inc. bulkhead

Bespoke built-in single bed.

EXTERIOR Driveway parking & lawned garden to front, paved patio & lawned garden to rear.

BATHROOM Three piece modern suite including integral shower & glass shower screen over bath, vanity sink, WC & chrome towel heater.

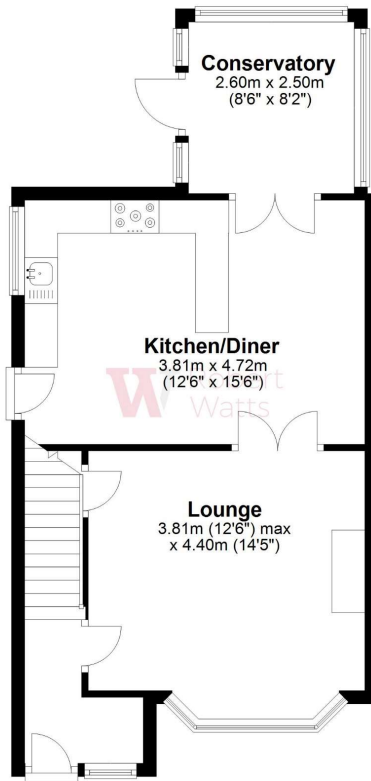
EXTERIOR Driveway parking to the front with pleasant well stocked front garden. Lawned and patio garden to the rear.

OTHER INFORMATION 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.

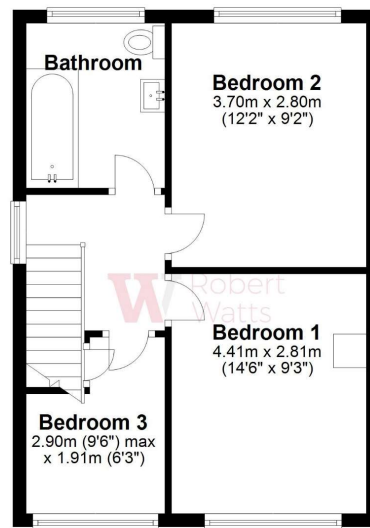
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		