



## 6 Woodlands Crescent, Gomersal, Cleckheaton, BD19 4SP

WELL PRESENTED, four bedroom detached house which offers an enviable footprint of c. 1722sqft. Situated in this highly popular location offering easy access to the local schools and amenities and ideally suiting FAMILY BUYERS, this lovely home offers a modern specification finish throughout. With FOUR GOOD SIZED BEDROOMS not seen in most modern houses it also comprises hall, two reception rooms, breakfast kitchen, wc, master ensuite and modern family bathroom. Occupying a corner plot with lovely gardens to the side and rear along with ample driveway parking and integral single garage.

Asking Price £389,950

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**ENTRANCE HALL** Having useful under stairs storage cupboard.

**GUEST WC** Hand wash basin and wc.

**LOUNGE 16'1" x 11'6" (4.9m x 3.5m)**

Having double doors leading to ....

**DINING ROOM 16'1" x 8'10" (4.9m x 2.7m)**

Having double doors leading to garden.

**BREAKFAST KITCHEN 16'1" x 8'6" max (4.9m x 2.6m max)**

Modern range of wall and base units incorporating contrasting work top, inset one and a half bowl sink and mixer tap and breakfast bar area. Range oven and grill plus extractor with integral dishwasher and fridge freezer. Door to rear garden.

**FIRST FLOOR LANDING** Double storage cupboard.

**BEDROOM ONE 15'5" (4.7) x 9'10" (3.0) plus robes**

Double bedroom with fitted wardrobes.

**EN SUITE** Three piece suite comprising glazed shower cubicle, wc and hand wash basin.

**BEDROOM TWO 16'1" x 8'10" (4.9m x 2.7m)**

Double bedroom,

**BEDROOM THREE 12'10" x 8'10" (3.9m x 2.7m)**

Double bedroom.

**BEDROOM FOUR 10'10" x 8'10" (3.3m x 2.7m)**

Good sized bedroom.

**BATHROOM** Three piece modern suite comprising bath with integral shower over and glazed screen, wc and vanity sink.

**EXTERIOR** The property enjoys a corner plot position with a lovely paved patio and lawned garden the side and a block paved patio to the rear. Block paved driveway parking for ample off street parking and single integral garage having plumbing for auto washer and housing wall mounted boiler.

Tenure - Freehold

Council Tax Band - E

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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