



38 Woodlands Crescent, Gomersal, Cleckheaton, BD19 4SP

DECEPTIVELY SPACIOUS, 4 BEDROOM, dormer/chalet semi-detached bungalow situated in this popular location. Occupying a good sized corner plot, this lovely home ideally suits GROWING FAMILY BUYERS and is handily situated for the local schools and amenities.

Comprises lounge, dining kitchen, two ground floor bedrooms and bathroom with two double bedrooms, one with an attached storage area and separate shower room area on the first floor. Benefiting from ample off street parking and single detached garage with a pleasant South West facing decked and lawned rear garden, GCH and uPVC DG.

Asking Price £265,000

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KITCHEN DINER 15'1" x 9'10" max (4.6m x 3m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Range oven and grill plus extractor. Plumbing for auto washer and vent for dryer. Wall mounted boiler. Side door.

HALL Inner hall.

LOUNGE 20'4" x 12'10" max (6.2m x 3.9m max)

Fireplace and living flame gas fire. Open staircase.

BEDROOM ONE 14'1" x 9'10" max (4.3m x 3m max)

Having fitted wardrobes and drawers.

BEDROOM TWO 12'10" (3.9) x 8'6" (2.6) plus doorway

Useful storage cupboard.

BATHROOM Comprising bath, shower, hand wash basin and wc. Chrome heated towel rail.

FIRST FLOOR

BEDROOM THREE 12'2" (3.7) x 11'2" (3.4) plus 9'6" (2.9) x 7'3" (2.2)

Useful storage area off main bedroom.

BEDROOM FOUR 12'2" x 11'10" max (3.7m x 3.6m max)

SHOWER ROOM Sizeable room comprising glazed shower cubicle, hand wash basin and WC. Chrome heated towel rail.

EXTERIOR The property occupies a good sized plot with driveway parking to the front and side and single detached garage. Disability ramp access to the side door. Pleasant lawned and gravelled garden with decked area to the rear which has the benefit of being South West facing so enjoys the afternoon sun.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: B

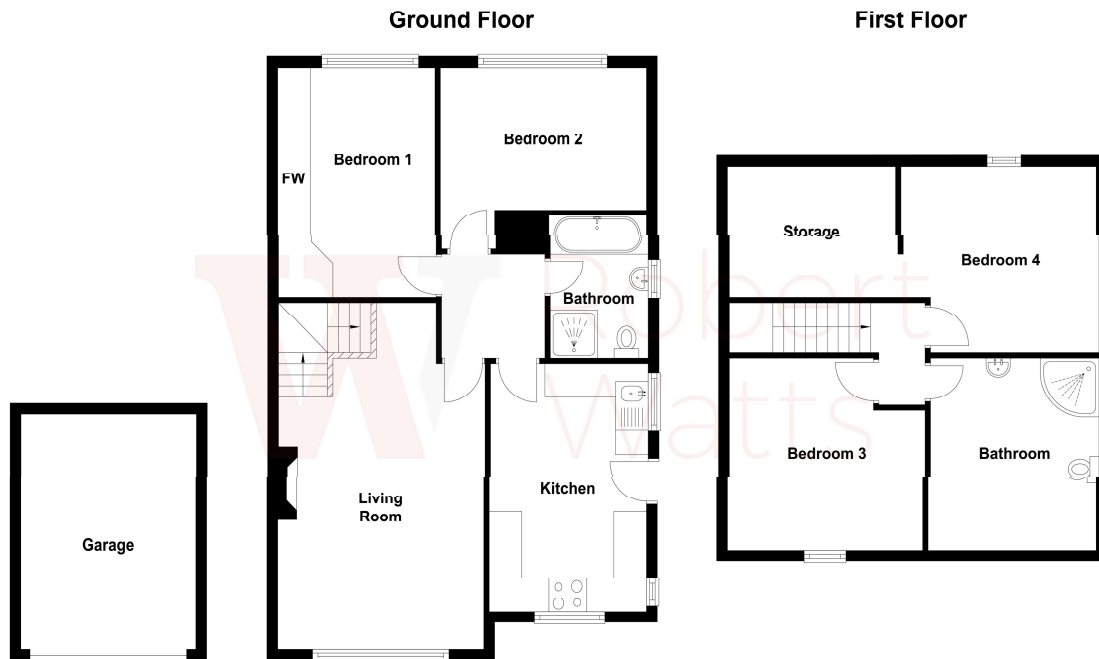
EPC Rating: D

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	68 D	
39-54	E		
21-38	F		
1-20	G		

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