



8 Stoney Croft, Little Gomersal, Cleckheaton, BD19 4JJ

A rare opportunity to live within the DESIRABLE VILLAGE of Little Gomersal has arisen and this IMMACULATELY PRESENTED, extended FOUR BEDROOM DETACHED HOUSE is sure to impress. Located on this sought after small cul-de-sac this lovely stylish FAMILY HOME has a generous footprint which includes a stunning open plan dining kitchen with island unit opening onto a sun room. Further comprises, porch, hall, lounge, ground floor shower room, four first floor bedrooms and four piece bathroom. To the exterior is a delightful lawned garden with an open aspect with tandem driveway parking leading to a single detached garage and a pleasant low maintenance paved and gravel garden to the rear. Benefits from GCH, uPVC DG and alarm.

Asking Price £425,000

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_

arla | propertymark naea | propertymark

8 Stoney Croft, Little Gomersal, Cleckheaton, BD19 4JJ

ENTRANCE HALL Front entrance porch leading a spacious hallway with useful under stairs storage.

DOWNSTAIRS BATHROOM Modern three piece suite including glazed shower cubicle, wc and vanity sink.

LOUNGE 15'5" x 10'6" (4.7m x 3.2m)

Fireplace and living flame gas fire.

KITCHEN DINER 19' x 13'1" max (5.8m x 4m max)

Light and airy open plan dining kitchen which is great for entertaining. Modern range of wall and base units incorporating contrasting work tops, inset one and half bowl sink and mixer tap. Feature island unit and breakfast bar, integral electric oven and electric hob. Integral dishwasher, fridge freezer, auto washer and tumble dryer. Open to;

SUN ROOM 10'10" x 10'2" (3.3m x 3.1m)

Good sized room with solid roof and radiator which allows the room to be used year round.

BEDROOM ONE 15'5" x 9'2" (4.7m x 2.8m)

Double bedroom.

BEDROOM TWO 11'2" x 9'2" (3.4m x 2.8m)

Double bedroom.

BEDROOM THREE 10'10" (3.3) x 9'6" (2.9) plus doorway and robes

Fitted wardrobes.

BEDROOM FOUR 8'6" x 6'3" (2.6m x 1.9m)

BATHROOM Four piece modern suite comprising glazed shower cubicle, bath, vanity sink and wc. Tiling to walls and floor, chrome heated towel rail and vanity mirror.

EXTERIOR Well stocked lawned garden and paved patio to the front enjoying an open aspect which includes the flowerbeds on the far side of the road. Tandem driveway to side for ample off street parking leading to a detached single garage with power and electric door. Lovely, low maintenance gravelled garden to rear.

Tenure - Freehold

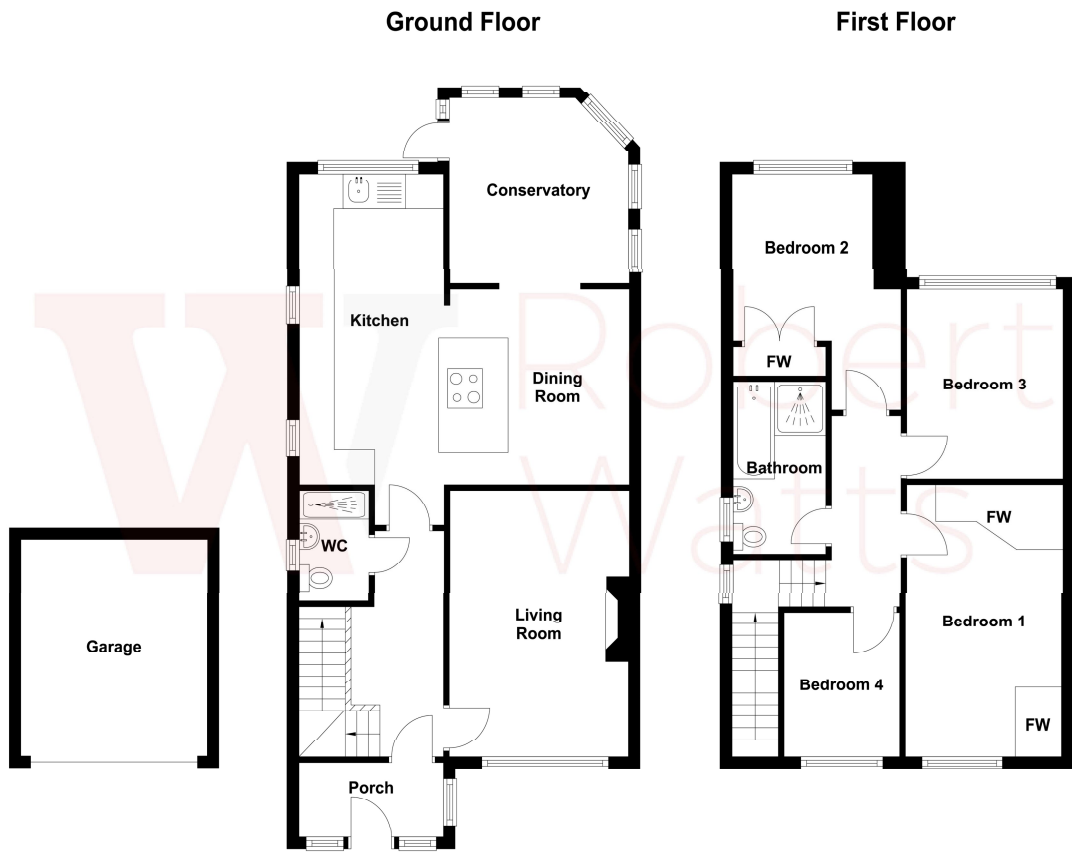
Council Tax Band - E

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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

01274 878878
 cleckheaton@robertwatts.co.uk
robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark