



3 Thatchers Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4TB

Situated on a small and exclusive cul-de-sac in the heart of the ever-popular village of Gomersal, this impressive stone-built detached home offers a rare opportunity to acquire a spacious family property in a highly sought-after location.

Boasting a generous and versatile footprint, the home has a modern specification, providing stylish and well-appointed accommodation ideally suited to growing families. Comprises two reception rooms, modern kitchen diner, WC, four good sized bedrooms, useful storage room and shower room. Outside, the property benefits from a detached double garage along with attractive gardens, all within easy reach of excellent local schools, village amenities and commuter links. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Asking Price £400,000

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_

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ENTRANCE HALL Side hall with under stairs storage and rear access.

GUEST WC WC and sink.

LIVING ROOM 17'5" x 13'1" max (5.3m x 4m max)

Fireplace with electric fire and sliding doors to dining room.

DINING ROOM 14'5" x 9'10" plus bay (4.4m x 3m plus bay)

KITCHEN DINER 12'10" x 11'6" max (3.9m x 3.5m max)

Modern range of wall & base units, contrasting granite worktop, inset sink with mixer tap, Bosch double integral electric oven & microwave, integral fridge freezer, automatic washing machine, dryer and dishwasher.

FIRST FLOOR LANDING

MASTER BEDROOM 13'9" x 13'1" max (4.2m x 4m max)

Double bedroom with fitted wardrobes.

BEDROOM TWO 11'6" (3.5) x 9'10" (3) plus doorway

Double bedroom with fitted wardrobes.

BEDROOM THREE 11'6" x 8'6" max (3.5m x 2.6m max)

Fitted wardrobes.

BEDROOM FOUR 11'6" x 5'3" max (3.5m x 1.6m max)

STORAGE ROOM Useful walk in storage room with cupboard housing boiler. Could be converted to a further shower room subject to building regulations.

BATHROOM Modern wet room with glass shower area, WC, sink and storage cupboard.

EXTERIOR Situated on a small development of only five houses with a pleasant low maintenance garden to rear.

Ample block paved driveway with stone built double detached garage measuring 17' x 16'9 (5.2m x 5.1m) with electric door with small garden to front.

OTHER INFORMATION 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		95 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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