



380 Oxford Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4JZ

IMMACULATELY PRESENTED, three bedroom mid terraced cottage which really does warrant an internal inspection. Handily situated for the local amenities and schools including popular BBG Academy.

This lovely home suits any number of buyers from professional couples, downsizers and families and is sold with **NO ONWARD CHAIN.**

Comprises hall, lounge, delightful dining kitchen, cellar, three bedrooms and modern bathroom. Benefitting from GCH, uPVC DG and lovely landscaped rear garden.

Asking Price £215,000

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HALLWAY

LIVING ROOM 14'1" x 13'9" max (4.3m x 4.2m max)

Feature fireplace with living flame coal effect gas fire. Ceiling cornice.

DINING KITCHEN 13'9" x 13'9" max (4.2m x 4.2m max)

Stunning range of modern wall and base units, inset sink and mixer tap. Range-style oven (not included in sale price, sold separately) and grill with extractor over. Plumbed for automatic washing machine with integrated fridge, freezer and dishwasher.

REAR HALLWAY

BASEMENT CELLAR

BEDROOM ONE 14'5" x 9'6" max (4.4m x 2.9m max)

Double bedroom.

BEDROOM TWO 13'9" x 11'6" max (4.2m x 3.5m max)

Double bedroom.

BEDROOM THREE 10'2" x 7'3" max (3.1m x 2.2m max)

Currently used as dressing room.

BATHROOM

Modern three piece suite comprising fitted WC and sink and bath with integral shower and glazed shower screen.

OUTSIDE

Lovely decking and paved patio garden to the rear. Small cottage garden to the front.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

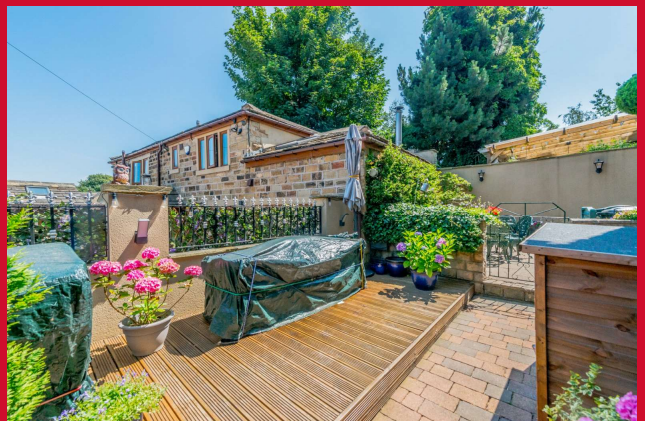
EPC Rating: D

PLEASE NOTE

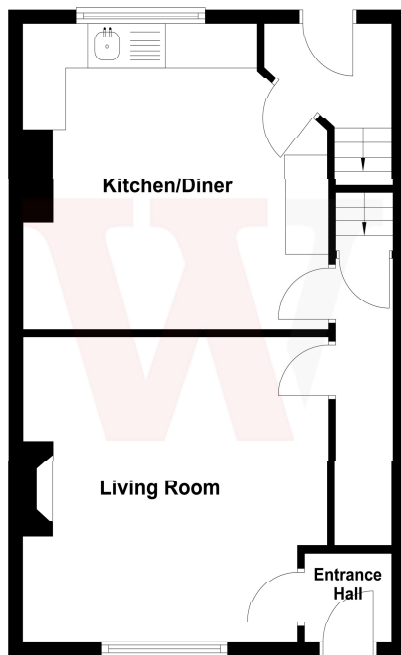
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

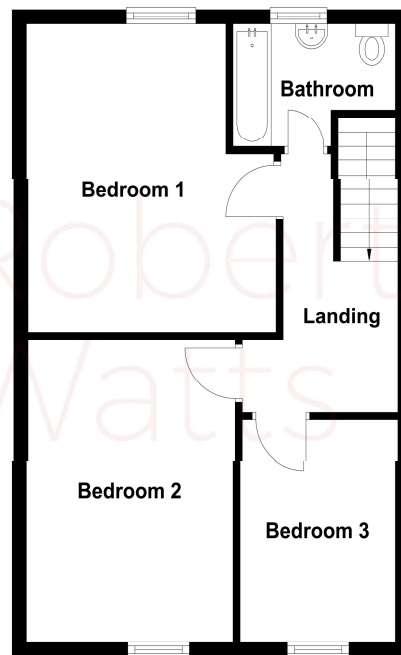
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		