



15A, Whinmore Gardens, Gomersal, Cleckheaton, West Yorkshire, BD19

WELL PRESENTED, modern built, three bedroom DETACHED HOUSE which we feel offers excellent value for money as it is located on this popular cul-de-sac offering easy access to the local schools and amenities including Sugden Park in Little Gomersal. Ideal for FTBN's young families or even downsizers it provides a stylish modern finish it comprises hall, stunning dining kitchen, WC, lounge, three bedrooms with modern bathroom. To the rear is a lovely landscaped garden with impressive timber gazebo and bar area with ample driveway parking and garage.

Asking Price £250,000

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ENTRANCE HALL Timber wall panelling and cast iron radiator.

GUEST WC WC and sink.

KITCHEN DINER 14'9" x 8'10" max (4.5m x 2.7m max)

Modern wall & base units, quartz worktop, ceramic sink with mixer tap, Bosch integral microwave & electric oven, five ring gas hob & extractor fan, integral fridge freezer, dishwasher and automatic washing machine.

LIVING ROOM 15'5" x 7'10" max (4.7m x 2.4m max)

Wall mounted TV point and French doors to garden.

MASTER BEDROOM 12'2" x 8'10" max (3.7m x 2.7m max)

Double bedroom.

BEDROOM TWO 10'2" x 8'10" max (3.1m x 2.7m max)

Double bedroom.

BEDROOM THREE 7'10" x 5'11" max (2.4m x 1.8m max)

BATHROOM Three piece modern suite with mixer shower over bath, glass shower screen, vanity sink, WC and tiled walls.

EXTERIOR Block paved driveway parking to both the front and side with a detached garage with electric vehicle charging point.

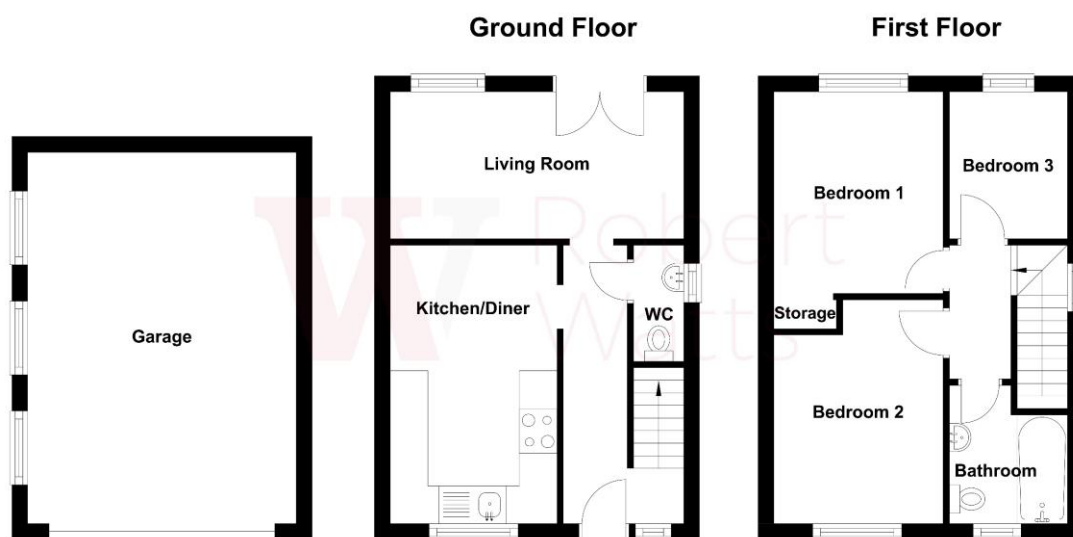
Pleasant landscaped paved rear garden with timber gazebo including external lights and power, feature built bar area and quality porcelain tiling making this a great place to relax and entertain.

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		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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