



301A Oxford Road, Gomersal, Cleckheaton, BD19 4LA
Offers in excess of: £585,000

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Forming what we understand was once the Eastern wing of a large Victorian villa built for two gentlemen brothers and offering an ENVIABLE FOOTPRINT of c. 2,551 sqft that dwarfs most contemporary style detached houses, this three storey, SIX BEDROOM, THREE BATHROOM home is impressive on all fronts. Occupying a large end plot with mature gardens to three sides and offering further potential to develop, it makes a super MULTI-GENERATION FAMILY HOME. Situated in the heart of this most popular village location in close proximity to local schools including BBG Academy and the M62 Motorway making commuting to both Leeds & Manchester very accessible, it offers stylish finish over three floors and incorporates both contemporary and period features. Comprises hallway, lounge, large open plan dining kitchen, WC and utility room, three bedrooms, the master with en suite facilities, and family bathroom on the first floor, with three further



**Feature Spacious Entrance Hall 23'7" x 6'11" max
(7.2m x 2.1m max)**

**Staircase to first floor. Sizeable WC and sink off.
Useful understairs storage cupboard.**

Lounge 17'9" x 16'5" max (5.4m x 5m max)

**Good floor to ceiling height and dual aspect room
allowing excellent natural light. Chimney breast
having gas point but can be used for solid fuel stove
if so desired. Contemporary style vertical radiators.**

**Open Plan Living Dining Kitchen 24'11" x 16'5" max
(7.6m x 5m max)**

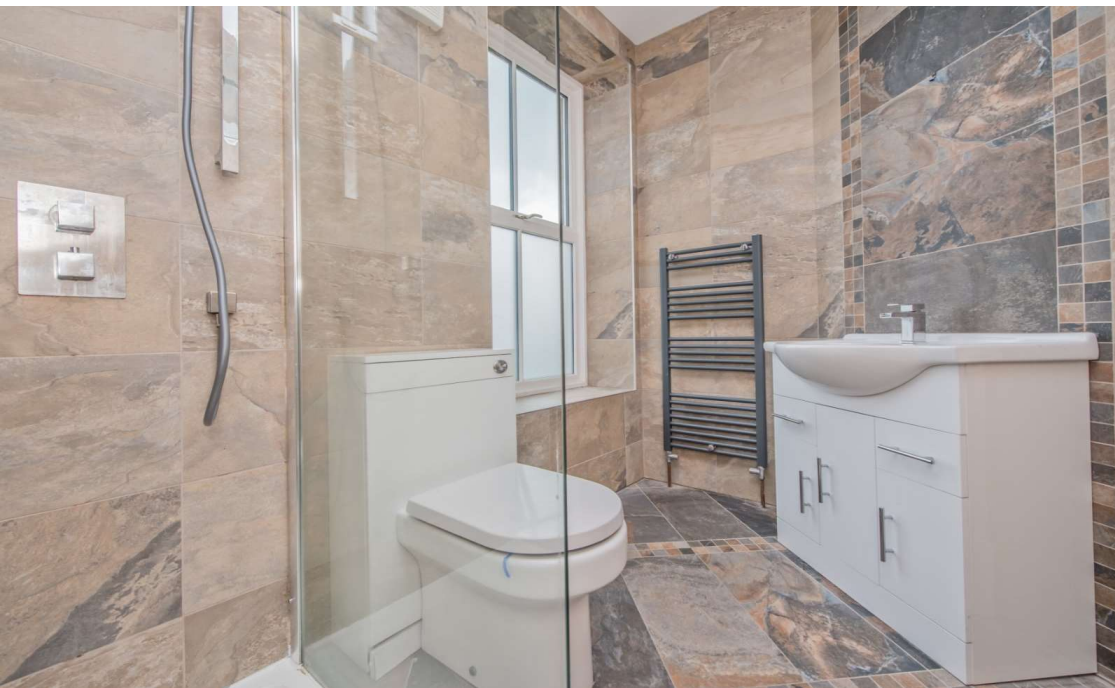
**Contemporary style open plan dining kitchen which
is ideal for entertaining and for the growing family
buyer. Fully fitted contemporary style kitchen units
with grey and white gloss finish and composite
worktops with inset sink and separate island unit and
breakfast bar. Inset range type oven with hob and
exposed extractor, double integral fridge freezer,
dishwasher and microwave. Quality tiled floor
throughout with underfloor heating and leading to
dining area with bi-folding doors opening onto rear
decked garden.**

Utility 7'7" x 7'7" max (2.3m x 2.3m max)

**Wall and base units with complementary worktops,
one and a half bowl sink unit and mixer tap.**







Plumbing for auto washer. Wall mounted boiler and door to rear.

Split Level Landing Feature arch window.

Bedroom One 16'5" x 16'5" max (5m x 5m max)
Double master suite.

En Suite Three piece suite comprising of glazed walk in shower unit with 'Rainforest' head, vanity sink with waterfall effect taps, quality oversized tiled walls and floor and chrome heated towel rail.

Bedroom Two 12'6" x 10'2" max (3.8m x 3.1m max)
Double bedroom with useful walk in wardrobe.

Family Bathroom Three piece white suite including integral shower with 'Rainforest' head as well as separate shower extension over bath, vanity sink and WC. Quality tiled walls and floor and chrome heated towel rail.

Bedroom Five/Study 14'9" x 6'11" (4.5m x 2.1m)

Second Floor Landing Useful storage cupboard.

Bedroom Three 16'9" (5.1) x 15'9" (4.8) plus doorway
Double bedroom.

Bedroom Four 14'9" x 11'6" max (4.5m x 3.5m max)
Double bedroom.

Bedroom Six/Study 15'5" x 6'11" (4.7m x 2.1m)

Shower Room Three piece white suite comprising walk-in shower with 'Rainforest' head, WC and sink. Tiled walls and floor and chrome heated towel rail.

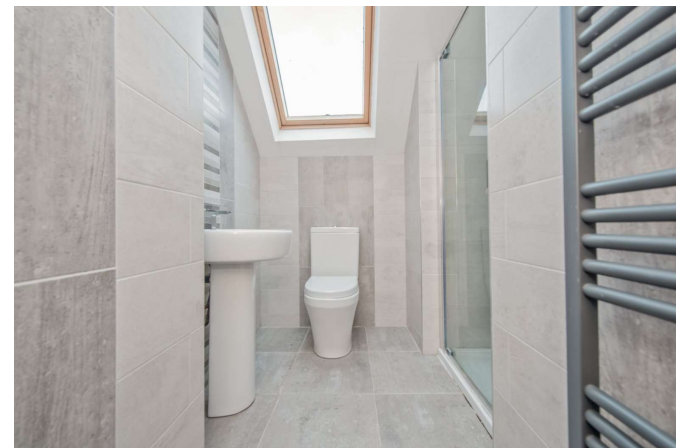
Exterior Sizeable, well established lawned garden to the front and tarmac covered area to the side with stone built storage building which was a former wash house with power measuring 13'9 x 7'10 (4.2m x 2.4m) and

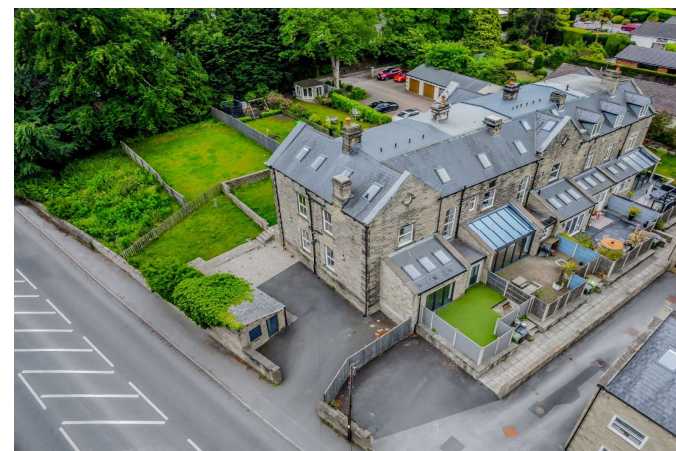
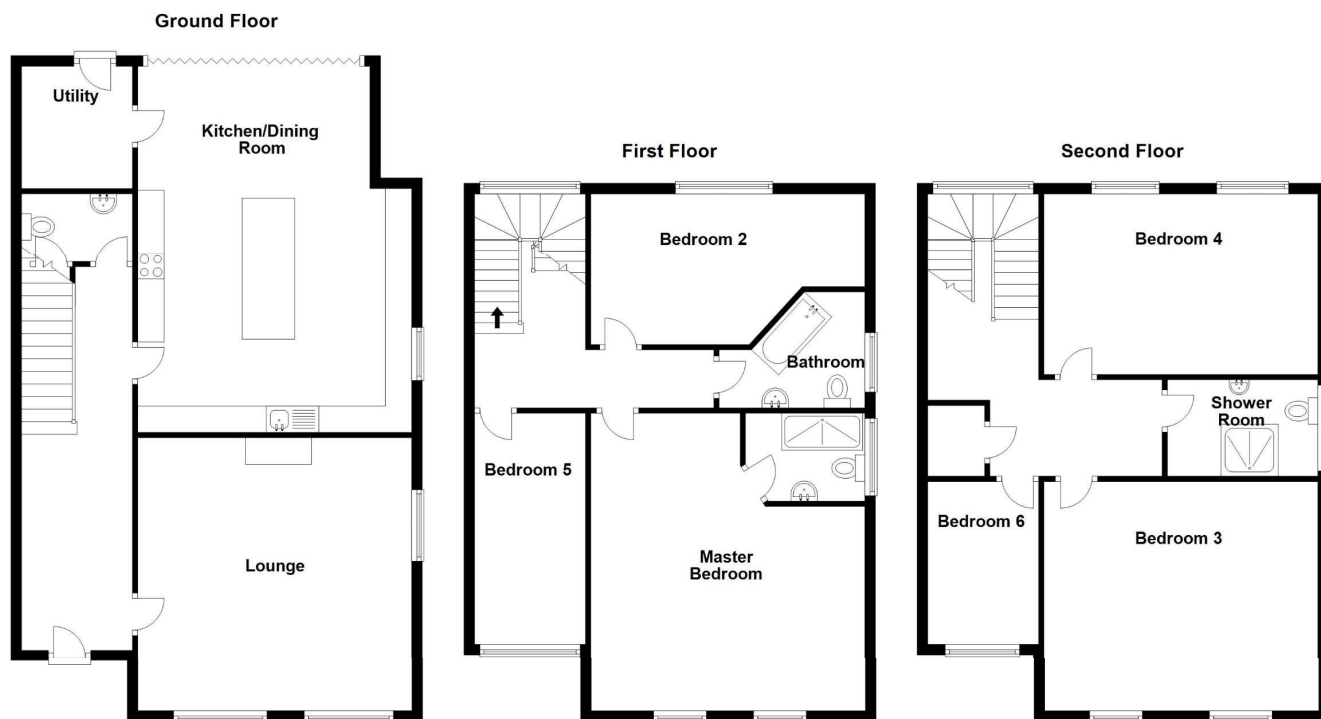
offers great potential for a home office for those who WFH.

To the rear is an enclosed decked garden and the property benefits from a single garage and two parking spaces on the shared drive within the communal area. To the side is another sloping garden area fronting Oxford Road with lots of potential.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





AGENTS NOTES:

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.

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Watts**