



17 Windmill Grove, Gomersal, BD19 4JL

SUPERBLY PRESENTED, four bedroom detached home offering accommodation over THREE FLOORS. Offering a VERSATILE & DECEPTIVELY SPACIOUS FOOTPRINT which suits growing family buyers it provides an opportunity to create yet more living accommodation on the lower ground floor (subject to building regulations). Ideally located for the local amenities and schools of Gomersal and Liversedge as well as lovely countryside walks, it comprises lounge, modern dining kitchen, two bedrooms including an ensuite and family bathroom on the ground floor with master ensuite bedroom and bedroom four above and study/bedroom five and double garage on the lower ground floor. Lovely landscaped rear garden with open aspect with ample double driveway parking.

Asking Price £400,000

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HALL Stairs and cloakroom.

LOUNGE 12'10" x 13'9" (3.9m x 4.2m)

Feature media wall with fireplace and contemporary style electric fire and doors leading out to the balcony.

DINING ROOM/BEDROOM THREE 11'10" x 9'6" max (3.6m x 2.9m max)

Currently used as dining room or could be used as a double bedroom..

KITCHEN / BREAKFAST ROOM 21' x 9'10" max (6.4m x 3m max)

With a modern range of fitted wall and base units, timber countertops and inset ceramic sink and mixer tap. Integrated electric oven, fridge and freezer, induction hob and extractor, dishwasher and microwave. Door leading to front balcony.

BEDROOM TWO 12'2" x 10'2" max (3.7m x 3.1m max)

Double bedroom.

ENSUITE Modern three piece suite including glazed shower cubicle, wc and sink.

BEDROOM FOUR 11'10" x 9'6" (3.6m x 2.9m)

Double bedroom.

HOUSE BATHROOM Modern three piece suite including bath, wc and sink, vanity mirror, tiled walls and chrome wall mounted towel heater.

FIRST FLOOR Spacious landing and useful eaves storage,

BEDROOM ONE 14'5" x 13'9" max (4.4m x 4.2m max)

Stylish double master bedroom with raised bed platform, fitted wardrobes and dressing table and useful eaves storage. Far reaching views.

ENSUITE BATHROOM Three piece suite including glazed shower cubicle, wc and vanity sink with tiled walls and floor and chrome wall mounted towel heater.

BEDROOM FOUR 10'2" x 9'10" max (3.1m x 3m max)

Fitted wardrobes and eaves storage.

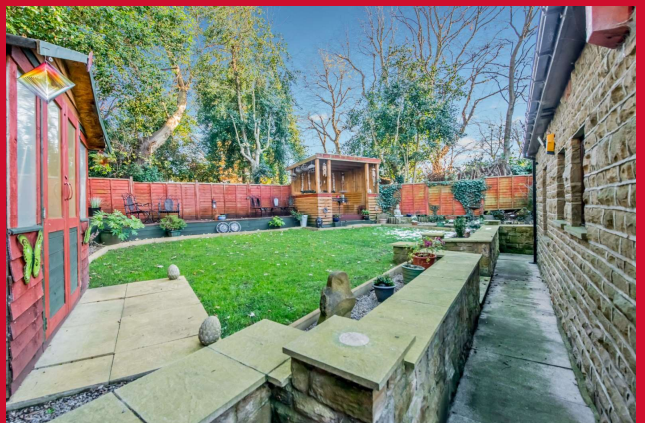
LOWER GROUND FLOOR

OFFICE/BEDROOM FIVE 16'1" x 6'7" (4.9m x 2m)

EXTERNAL Double garage measuring 18'8 x 17'7 max (5.7m x 5.3m) with potential to convert to further living accommodation and ground floor entrance (subject to building regulations).

Ample two car driveway to front with lovely landscaped lawned and paved patio rear garden with timber gazebo and raised decking with open aspect. Paved patio to side.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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