



Shirley Road, Gomersal,

£200,000

* SEMI DETACHED * THREE BEDROOMS * MODERNISED * READY TO MOVE INTO *
* CORNER PLOT * MODERN KITCHEN & BATHROOM * GARDEN * PARKING *
* CLOSE TO AMENITIES & SCHOOLS *

This three bedroom semi detached property would make an excellent purchase for a number of buyers.

Having been modernised by the current owners to offer 'ready to move into' accommodation.

The property boasts a generous corner plot and is ideally located for amenities, shops and local schools.

Benefits from a modern fitted kitchen, house bathroom, gas central heating, double glazing and a large garden to the rear.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a good sized garden to the rear, together with a driveway providing off street parking



Entrance Hall

With radiator and tiled floor.

Dining Kitchen

19'7" x 12'7" (5.97m x 3.84m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated dishwasher, oven, hob, plumbing for auto washer, breakfast bar, radiator and French doors to garden.

Lounge

12'8" x 13'5" (3.86m x 4.09m)

With a multi fuel fire, radiator and double glazed window.

First Floor

With radiator and double glazed window.

Bedroom One

10'9" x 12'8" (3.28m x 3.86m)

With radiator and double glazed window.

Bedroom Two

10'6" x 9'3" (3.20m x 2.82m)

With radiator and double glazed window.

Bedroom Three

10' x 7'7" (3.05m x 2.31m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator, double glazed window, tiled walls and floor.

Exterior

To the outside there is a driveway and enclosed lawned rear garden.

Directions

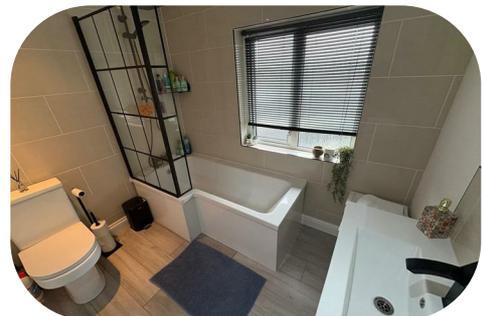
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, turn right onto Shirley Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Kirklees



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-91)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	62

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