Sugdens
Sales & Lettings

Dewsbury Road, Gomersal

£425,000

* STONE DETACHED * THREE/FOUR BEDROOMS * TWO RECEPTION ROOMS * BUILT C1848 *
* SEMI RURAL LOCATION * FAMILY SIZED * BESPOKE FITTED KITCHEN * MODERN SHOWER ROOM *
* SPACIOUS ACCOMMODATION * GARDENS * PARKING *

Occupying a sought after location, is this impressive stone built detached house.
The property is accessed via a private drive, with open fields.
Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/WC, lounge, sitting room/bedroom four, bespoke fitted kitchen, three first floor bedrooms and a modern fitted shower room.
To the outside there are good sized gardens, patio and parking.

Reception Hall
With coats cupboard.

Cloakroom/WC
With low suite wc, wash basin.

Lounge
17'4" x 15'5" (5.28m x 4.70m)
Having a wood burner set in chimney breast, radiator.

Dining Kitchen
22'6" x 10'7" extending to 13'2" (6.86m x 3.23m extending to 4.01m)
Bespoke fitted kitchen incorporating stainless steel sink unit, integrated fridge freezer, dishwasher, auto washer, oven, hob, granite work surfaces, part tiled walls, bi-fold doors to rear garden, two radiators.

Sitting Room/Bedroom Four
15'10" x 13'5" (4.83m x 4.09m)
With feature fireplace and two radiators.

First Floor Landing

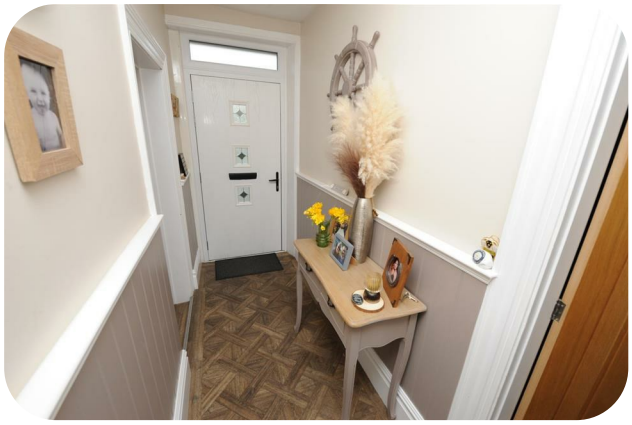
Bedroom One
16'2" x 11' (4.93m x 3.35m)
With fitted wardrobes and radiator.

Bedroom Two
6'7" x 12'8" (2.01m x 3.86m)
With radiator.

Bedroom Three
11'4" x 9'7" (3.45m x 2.92m)
With fitted wardrobes and radiator.

Shower Room
Three piece modern suite, tiled walls and floor, underfloor heating.

Loft
Part boarded. Accessed via a pull down ladder.

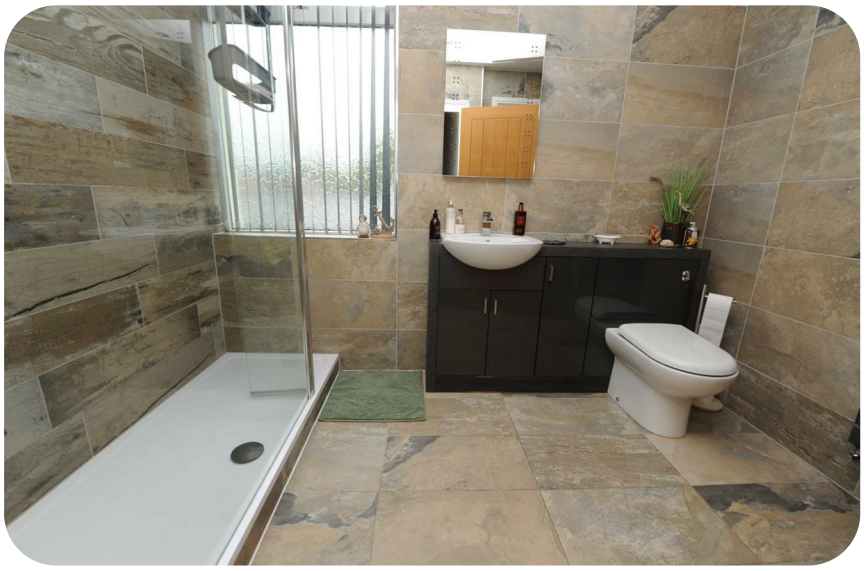


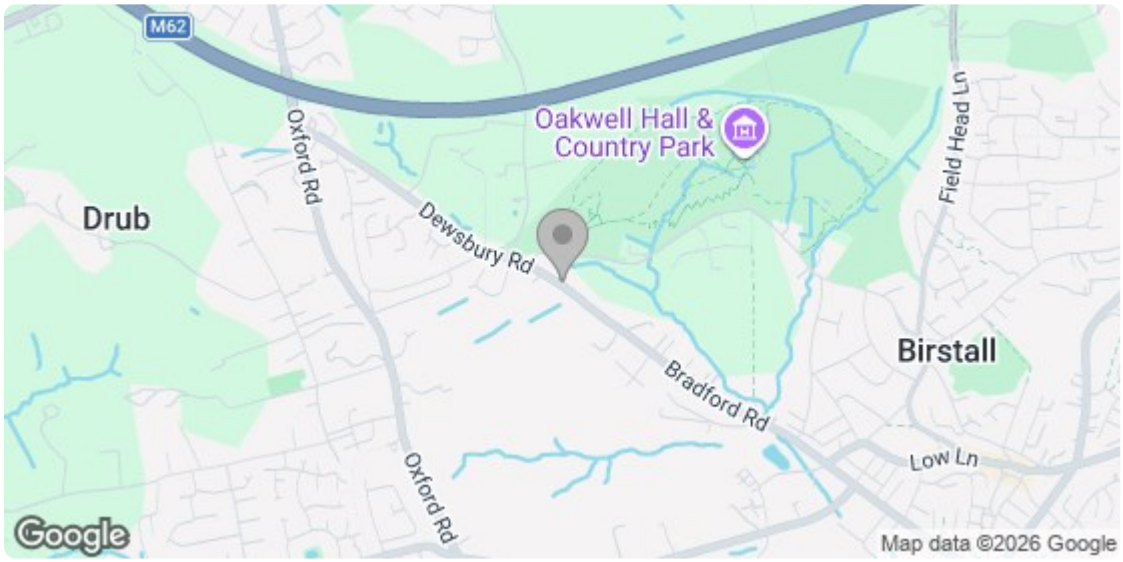
Exterior
Approached via a private driveway, the property enjoys good sized gardens, patio and parking.

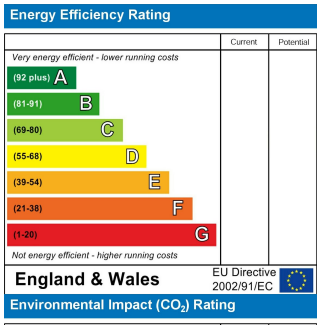
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Balme Rd, continue onto Cliffe Ln, left onto Latham Ln, turn right onto West Ln, left onto Oxford Rd, turn right onto Moor Ln, right onto Dewsbury Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
D / 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.

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