



## Willow Close, Gomersal

**£295,000**

\* DETACHED HOUSE \* THREE BEDROOMS \* NO ONWARD CHAIN \* POPULAR LOCATION \*  
\* ADJOINS PARK LAND \* MODERN BATHROOM \* GARDENS \* DRIVE \* GARAGE \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom detached house.

Available with no onward chain and benefits from both gas central heating and upvc double glazing.

The property occupies a popular cul-de-sac location and briefly comprises entrance hall, cloakroom/wc, lounge, cream fitted dining kitchen, sitting room, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, driveway and a detached garage.





### Entrance Hall

With radiator.

### Cloakroom/WC

Comprising low suite wc, wash basin, radiator.

### Lounge

20' x 11' (6.10m x 3.35m)

With two radiators.

### Kitchen

20'5" x 9'8" (6.22m x 2.95m)

Modern fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, electric double oven and hob, plumbing for auto washer, part tiled walls and radiator.

### Sitting Room

10'9" x 9'9" (3.28m x 2.97m)

With radiator.

### First Floor Landing

#### Bedroom One

16'2" x 12'10" (4.93m x 3.91m)

With fitted wardrobes, drawers and dresser, radiator.

#### Bedroom Two

9'5" x 9'11" (2.87m x 3.02m)

With built in wardrobe and radiator.

#### Bedroom Three

11' x 7'2" (3.35m x 2.18m)

With fitted wardrobes and radiator.

### Bathroom

Modern three piece white suite, heated towel rail.

### Exterior

To the outside there are gardens to both front and rear, driveway and a detached garage.





**Directions**

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, turn right onto Gomersal Ln, right onto Lower Ln, left onto Willow Close and the property will be seen displayed via our For Sale board.

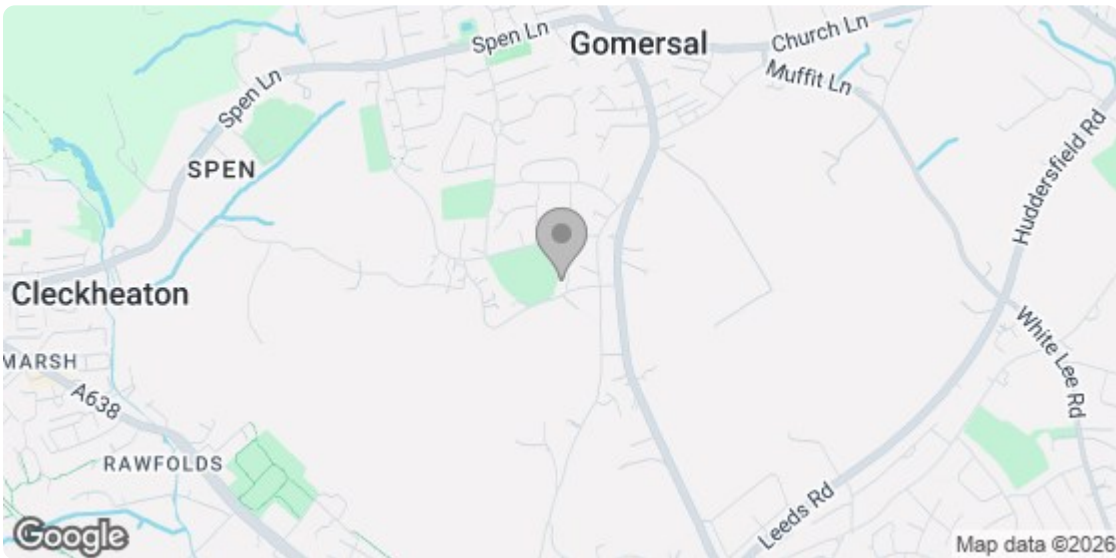
**TENURE**

FREEHOLD

**Council Tax Band**

D / Kirklees





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

**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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

