



12 Park Street, Gomersal, Cleckheaton, BD19 4RF  
Offers Over £130,000

bramleys





### NO UPPER CHAIN

Offered for sale, is this two bedroomed mid town house. The property has both double glazing and gas central heating, along with gardens and parking facilities. Situated in a popular residential area, the property is in need of updating works throughout and has been priced to reflect this. An early viewing is recommended to appreciate the potential on offer.





## GROUND FLOOR

### Entrance Porch

Accessed via a front uPVC door and having a further door into the living room.

### Living Room

14'5" x 13'8" (4.39m x 4.17m)

Having an open plan staircase, a central heating radiator and a front uPVC window.

### Dining Kitchen

18'4" x 14'2" (5.59m x 4.32m)

Having base units with laminate work surfaces and an inset sink unit. A window overlooks the rear and there is a central

heating radiator and an understairs store cupboard.

## FIRST FLOOR

Leading to bedrooms and bathroom.

### Landing

### Bedroom 1

14'1" max x 13'8" (4.29m max x 4.17m)

Overlooking the front via a double glazed window and having a central heating radiator.

### Bedroom 2

11'6" x 7'1" (3.51m x 2.16m)

With a double glazed window to the rear and a central heating radiator.



Shower Room

Furnished with an adapted walk-in shower unit, a washbasin and a low flush WC. There is some wall tiling, a central heating radiator and a double glazed window.

OUTSIDE

The property has garden areas to both front and rear, along with parking facilities.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the left and taking a right hand turn at the traffic lights into Greenside which in turn becomes Northgate and Jeremy Lane. Take the first left hand turning after passing McDonalds on the right into Bridge Street which becomes New North Road and at the major traffic lights continue straight ahead into Heckmondwike Road which eventually becomes Oxford Road. Proceed straight ahead passing Gomersal Cricket Club on the right hand side where Park Street can be found as a turning on the right. After a short distance the property will be found on the right, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

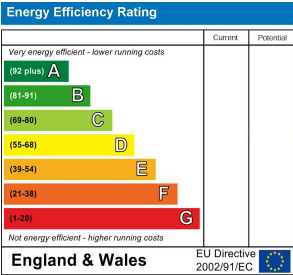
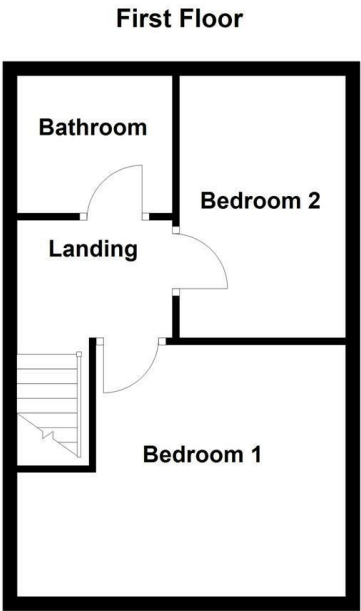
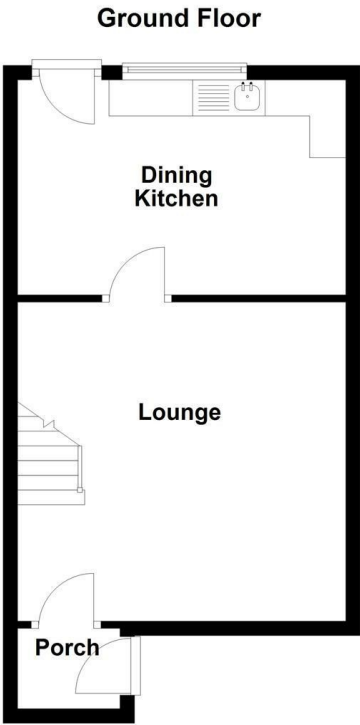
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY