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## 240 Oxford Road

Gomersal, Cleckheaton, BD19 4RE

£235,000



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\* \* \* T H R E E   B E D R O O M   S E M I  
DETACHED\*\*\*CHARACTERFUL FAMILY  
HOME\*\*\*EXCELLENT LOCATION \*\*\*

A lovely family home in the heart of GOMERSAL, this good sized three bedroom property MUST BE VIEWED to appreciate the property on offer. Accommodation which comprises of; entrance hallway, lounge, kitchen diner, basement, three first floor bedrooms master with en suite and house bathroom. Driveway to the side for a smaller car and an enclosed easy to maintain garden to the rear.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

Kardean lvt flooring, radiator and staircase leading to first floor accommodation.

## Lounge

16'1" x 14' (4.90m" x 4.27m)

Multi fuel stove set into feature chimney breast with shelved alcoves and radiator.

## Kitchen Diner

14'5" x 17'2" (4.39m" x 5.23m")

A lovely sized room with a range of kitchen wall and base units, gas cooker point and extractor hood set into chimney breast. Plumbing for automatic washing and dish washer. Kardean lvt flooring. Fitted air condition unit, inset spot lighting, radiator and single door access to the rear garden.

## Basement

14'1" x 8'3" (4.29m" x 2.51m")

Tanked basement which is ideal for further storage space, has power, lighting and radiator.

## Landing

Spacious landing which could work for home workers, access to the loft space via a pull down ladder and has been part boarded. Radiator.

## House Bathroom

9'4" x 6'5" (2.84m" x 1.96m")

4 piece white suite which consists of a low flush wc, wash hand basin, bath and a walk in shower cubicle. Majority tiled, inset spot lighting and heated towel rail.

## Double Bedroom One

14'5" x 8'9" (4.39m" x 2.67m")

Radiator

## En Suite

4'6" x 8'1" (1.37m" x 2.46m")

3 piece suite which consists of a low flush wc, pedestal wash hand basin and a walk in shower cubicle. Inset spot lighting and radiator.

## Double Bedroom Two

13'7" x 11'4" (4.14m" x 3.45m")

Radiator.

## Double Bedroom Three

11'8" x 6'8" (3.56m" x 2.03m")

Radiator.

## Exterior

Buffer garden to the front and a driveway to the side for a smaller car. The rear is enclosed and easy to maintain.



Road Map



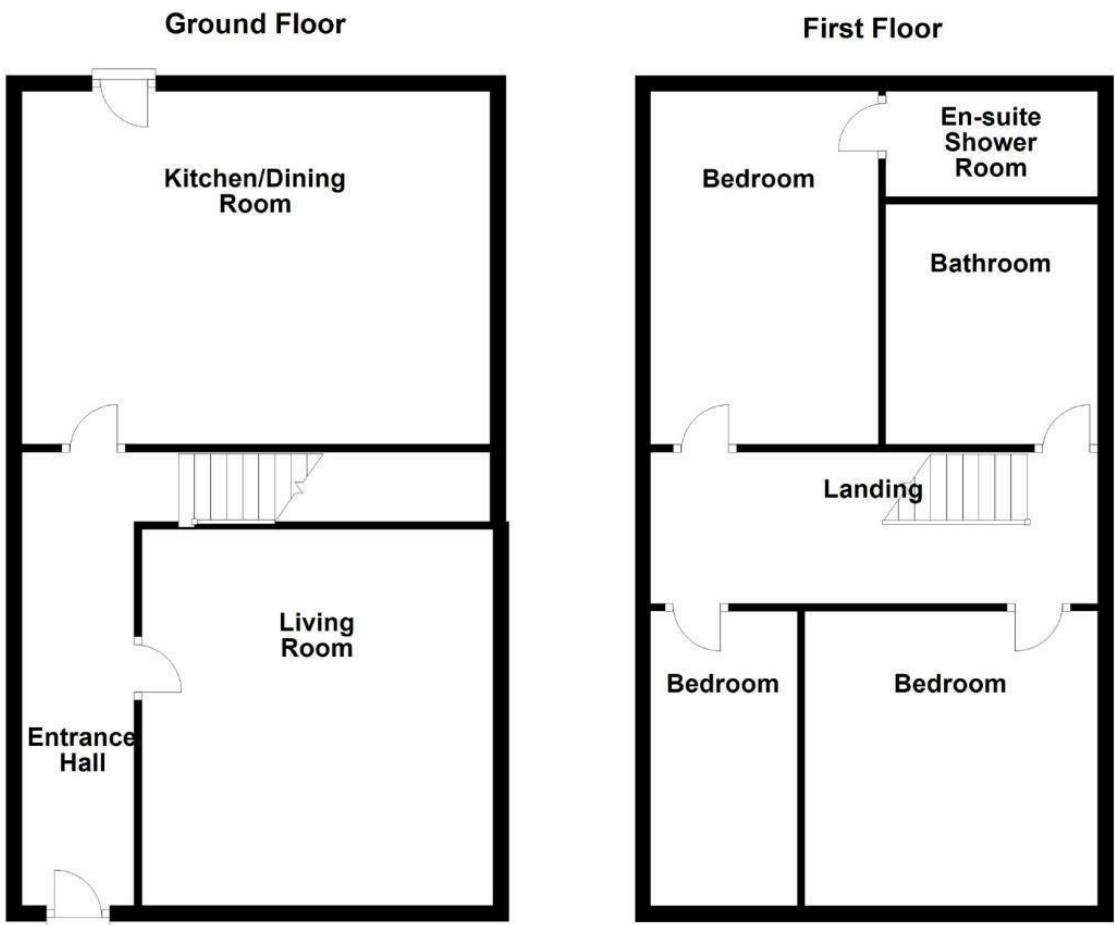
Hybrid Map



Terrain Map



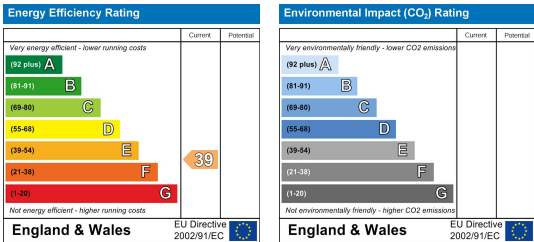
Floor Plan



Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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