

Score	Energy rating	Current	Potential
92+	A	82 B	
81-91	B		
69-80	C		
55-68	D		75 C
39-54	E		
21-38	F		
1-20	G		



BARKERS

Select Collection



3 Swincliffe Gardens

Gomersal, BD19 4BR

£425,000

- EXECUTIVE DETACHED
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- 27FT DINING KITCHEN/FAMILY ROOM
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM & SHOWER ROOM
- DRIVEWAY & INTEGRAL GARAGE
- GARDENS
- PART EXCHANGE CONSIDERED



Full Description

Situated in this exclusive gated community is this well appointed, FIVE bedroome detached family home which must be viewed to be appreciated. Conveniently situated within the catchment area for highly regarded schools including the BBG Academy and Heckmondwike Grammar School and within easy reach of junctions 26 and 27 of the M62 and the M1 motorway networks allowing easy access to Leeds, Bradford and surrounding areas. Being situated between Birkenshaw and Gomersal you have access to three mini supermarkets, a number of public houses and one Gastro pub. More plentiful eateries and entertainment venues can be found in the bustling city of Leeds approximately 6 miles away. For rural recreation there is Oakwell Hall locally but if you want a drive out the Yorkshire Dales are located to the North with the Peak District to the South. This detached property is designed for family living and entertaining with low maintenance gardens to maximize leisure time and energy efficient lighting to most rooms and to the exterior. The property benefits from uPVC double glazing, gas central heating, CCTV, Multiple hard wired Wi-Fi points, electric garage door and a bar and hot tub in the garden. Briefly comprises: Entrance lobby, 27ft dining kitchen/family room, lounge, cloaks/W.C., utility room, first floor lounge, five bedrooms (master en-suite), family bathroom and an additional shower room to the top floor. A block paved driveway provides private parking for three cars and leads to the integral garage. There are well maintained gardens which offer the perfect space for entertaining and al fresco dining.

ENTRANCE LOBBY

7'6" x 4'11" (2.3m x 1.5m)

An external door leads into the entrance lobby which has tiled flooring, a staircase leading to the first floor landing and has doors leading to the integral garage and dining kitchen.

DINING KITCHEN/FAMILY ROOM

28'6" x 14'9" max (8.7m x 4.5m)

Fitted with a range of white contemporary slab styled wall and base units surmounted by a wood effect work surfaces and grey brick effect ceramic tiled splash back. Complementary island unit with oversailing wooden worktop to create a useful seating area with both drawer and cupboard storage beneath. There is a range of integrated appliances including a double oven, fridge / freezer, wine cooler, ceramic hob, extractor canopy, dishwasher and ceramic inset double bowled sink with variable spray tap. Grey ash effect click flooring, inset spotlights to the ceiling, useful storage cupboard, television point and a hard wired wi-fi booster.

LOUNGE

11'9" x 11'9" (3.6m x 3.6m)

Having two picture windows giving an abundance of natural light and pleasant views across the garden. Vaulted ceiling, television point, wall lights, inset spotlights to the ceiling and velux roof lights.

UTILITY ROOM

9'6" x 6'2" (2.9m x 1.9m)

Having a range white painted contemporary slab styled units with oak effect work surfaces and an inset stainless steel sink. Plumbed for a washing machine, click vinyl flooring and a door leads to the rear garden.

CLOAKS/W.C

With half tiled walls, white two-piece cloakroom suite, and inset spotlights to the ceiling.

FIRST FLOOR LANDING

Doors lead to the upper lounge, two bedrooms and the family bathroom. A staircase leads to the second floor landing.

UPPER LOUNGE

16'8" x 10'5" (5.1m x 3.2m)

With a window overlooking rear garden, inset spotlights to the ceiling, feature radiator and a television point.

MASTER BEDROOM

18'8" x 8'2" max (5.7m x 2.5m)

Double room with fitted wardrobes, drawers and bedside cabinets, inset spotlights to the ceiling and a television point. Access to the en-suite facilities.

EN-SUITE SHOWER ROOM

7'6" x 4'11" (2.3m x 1.5m)

Fully tiled with quadrant shower and glass enclosure, white W.C. and wash basin. Feature heated towel rail and inset spotlights to the ceiling.

BEDROOM FIVE/OFFICE

10'2" x 5'10" (3.1m x 1.8m)

This room has fitted wardrobes offering plentiful storage.

FAMILY BATHROOM

5'10" x 5'10" (1.8m x 1.8m)

Fully tiled walls and floor and a three piece white suite which comprises of a bath with thermostatic shower over, W.C. and wash basin. Inset spotlights to ceiling.



SECOND FLOOR LANDING

Doors lead to three further double bedrooms and a shower room. Located at the front of the property. Hard wired Wi-Fi booster and storage loft access.

BEDROOM TWO

12'5" max x 11'9" (3.8m x 3.6m)

Double room located at the front of the property and has a built-in single bed and a television point.

BEDROOM THREE

12'5" x 10'2" (3.8m x 3.1m)

Double room located at the rear of the property with combination velux roof lights, television point and fitted wardrobes offering plentiful storage.

BEDROOM FOUR

7'10" x 7'2" (2.4m x 2.2m)

Double room which is currently split into a bedroom and gaming room. Television point and an archway leads to the dressing room which measures 3.5m x 2.4m.

SHOWER ROOM

5'10" x 5'6" (1.8m x 1.7m)

Fully tiled walls and floor and fitted with a quadrant shower, white W.C. and wash basin. Inset spotlights to the ceiling.

EXTERIOR

To the front of the property there is an extended block paved driveway which accommodates three vehicles and leads to the integral garage with an electrically operated door. Both sunken and raised flowerbeds can be found, stocked with plants, shrubs and trees.

An access path makes its way to the rear of the property which has been carefully planned to benefit from every square foot of garden. The artificial lawned area is perfect for sunbathing without the headache of having to cut the grass. The breakfast patio is also found on the lower-level ideal for breakfast on a Summer's morning. Beyond the patio you can find a useful masonry constructed storage shed with sensor entry light.

A glass and stainless-steel balustrade flanks the raised sundeck where you can collect your favourite tippie from the well-stocked bar, relax in the seating area of take a dip in the gazebo covered hot tub. This garden has been planned for entertaining and enjoyment.

When daylight starts to fade away the garden comes to life with an assemblage of lights which create a tranquil / calming atmosphere. Coloured lighting emphasises some of the gardens features which all adds to the experience.

