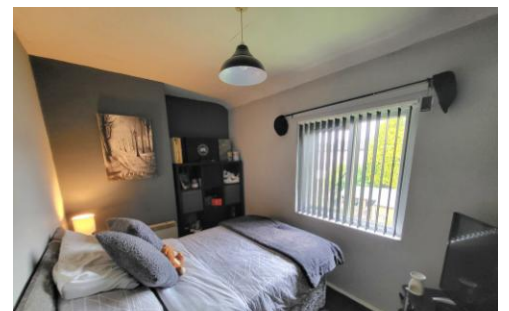




BARKERS

OPENING DOORS FOR YOU



32 Shirley Parade

Gomersal, Cleckheaton, BD19 4NJ

Asking Price Of £137,500

DESCRIPTION

Barkers are pleased to offer For Sale this two bedroom semi detached house, with gas central heating and uPVC double glazing, parking to the front and garden to rear. Situated in this popular and convenient area, with easy access to good local schools and the transport network. The property briefly comprises; entrance hall, kitchen, lounge, two bedrooms and shower room. Outside there is a driveway providing private parking, with pebbled area and lawned garden to rear.

ENTRANCE HALL

Stairs to first floor, doors to kitchen and lounge.

KITCHEN

8' 11" x 13' 11" (2.72m x 4.24m) Fitted with a range of wall and base units, tiled splashbacks, one and half bowl stainless steel sink, plumbing for washing machine, tile effect laminate flooring, space for gas cooker. Storage pantry. Stable style uPVC door to rear garden.

LOUNGE

12' 6" x 12' 11" (3.81m x 3.94m) With Living Flame gas fire.

FIRST FLOOR LANDING

Loft access.

BEDROOM NO. 1

9' 0" x 10' 6" (2.74m x 3.2m) Double room to rear.

BEDROOM NO. 2

12' 6" x 7' 7" (3.81m x 2.31m) Double room to rear.

SHOWER ROOM

Modern walk-in shower cubicle, tiled floor and tiled walls, chrome heated towel rail, wash basin in vanity unit, feature LED mirror, ceiling spotlights.

SEPARATE WC

Tiled floor, part tiled walls. Low flush white wc.

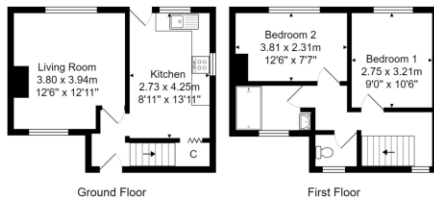
EXTERIOR

A driveway to the front provides private parking and a gravelled garden area. To the rear there is a lawned garden area, pebbled border with plants and shrubs. Metal shed and summer house.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



Total Area: 63.1 m² ... 680 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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