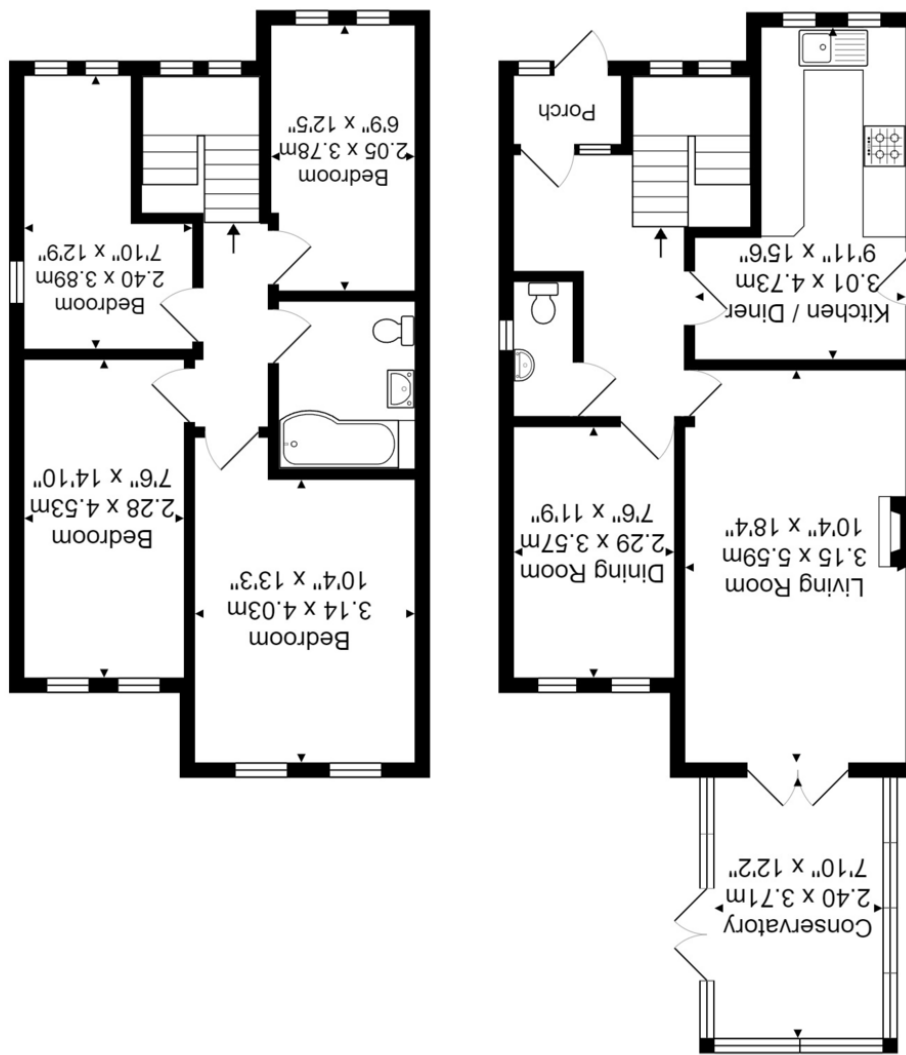


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71   C	82   B



**BARKERS**  
OPENING DOORS FOR YOU

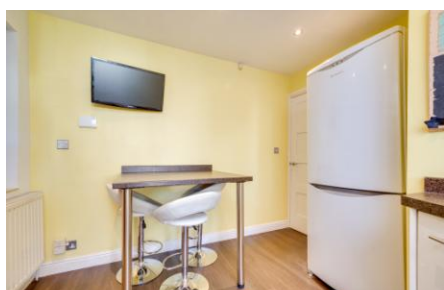


**9 Mannerley Grove**

Gomersal, BD19 4HU

**£295,000**

- DETACHED PROPERTY IN QUIET CUL DE SAC
- ENT PORCH, ENT HALL, CLOAKS/WC
- DINING KITCHEN, LOUNGE
- DINING ROOM, CONSERVATORY
- FAMILY BATHROOM
- GARAGE, PARKING & GARDENS
- FOUR GOOD SIZED BEDROOMS



# Full Description

## DESCRIPTION

Barkers are pleased to offer For Sale this spacious four bedroomed detached property with no ONWARD CHAIN, situated in a small select cul-de-sac of just five properties with convenient access to local transport links and being close to well regarded schools. The property briefly comprises: entrance porch, hallway with stairs to first floor, downstairs WC, dining kitchen, living room, separate dining room. To the first floor: landing with doors to four good sized bedrooms and family bathroom. Externally there is parking to the front of the property with a separate garage located opposite the property. The front garden features a lawned garden area with shrubs and trees and pathway leading down the side of the property. At the rear there is a low maintenance decked patio offering a high degree of privacy. An internal inspection is highly recommended to appreciate this stunning property.

## ENTRANCE PORCH

An external door leads into the entrance porch.

## ENTRANCE HALL

The staircase leads to the first floor.

## CLOAKS/ WC

Fitted with low flush WC and wash basin.

## DINING KITCHEN

15' 6" x 9' 11" (4.72m x 3.02m)

The dining kitchen comprising of a modern range of wall and base units, inset sink and complementary work surfaces including breakfast bar. Double electric oven, gas hob and chimney extractor over. Space for dishwasher and washing machine. External door leads to the side elevation.

## LOUNGE

18' 4" x 10' 4" (5.59m x 3.15m)

This spacious lounge has a gas fire with marble hearth. French doors lead to the conservatory.

## DINING ROOM

11' 9" x 7' 6" (3.58m x 2.29m)

The dining room has the benefit of two windows, giving an abundance of natural light.

## CONSERVATORY

12' 2" x 7' 10" (3.71m x 2.39m)

French doors lead to the rear garden.

## LANDING

Access to part boarded loft. Ideal for storage.

## BEDROOM ONE

13' 3" x 10' 4" (4.04m x 3.15m)

Double room with fitted wardrobes, dressing table, drawers and overhead cupboards provides plentiful storage.

## BEDROOM TWO

14' 10" x 7' 6" (4.52m x 2.29m)

Double bedroom.

## BEDROOM THREE

12' 9" x 7' 10" (3.89m x 2.39m)

Double bedroom.



## BEDROOM FOUR

12' 5" x 6' 9" (3.78m x 2.06m)

Double bedroom.

## BATHROOM

Spacious bathroom with three piece suite comprising L-shaped bath with shower over with glass screen, wash hand basin with built-in cupboards under and WC. Part tiled walls and vinyl flooring.

## EXTERNAL

The property benefits from an artificial lawned garden to the front with trees and shrubs, pathway leads to front and side door and decked area at the rear. There is a single garage located opposite the property.

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - E

## DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the first exit into Bradford Road. At the traffic lights proceed straight across into Oxford Road. At Gomersal Hill Top traffic lights proceed straight across and continue on Oxford Road. Turn right onto Manneley Grove where the property will be easily identified by our For Sale board.

