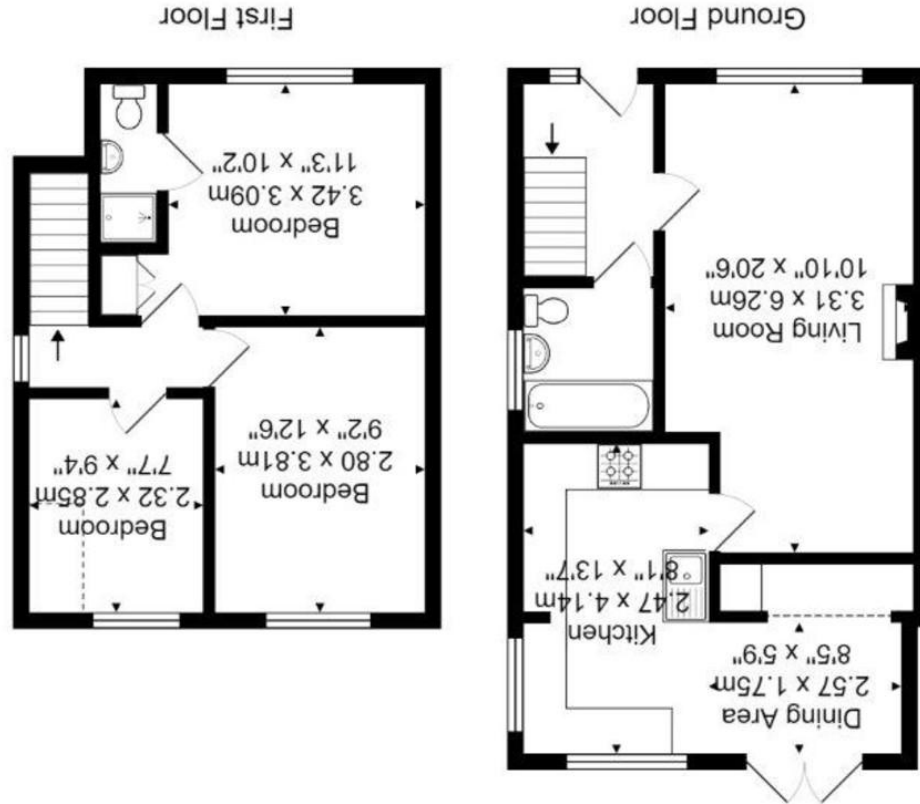


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**BARKERS**  
OPENING DOORS FOR YOU



**8 Cedar Way**

Gomersal, West Yorkshire, BD19 4TA

**£210,000**

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY & PARKING
- DETACHED GARAGE
- LOW MAINTENANCE GARDENS
- NO CHAIN





# Full Description

## DESCRIPTION

Offered for sale with NO CHAIN is this three bedroomed semi detached property which occupies a quiet cul de sac location and would make an ideal family home. Conveniently situated within easy reach of local schools, shops, amenities and just minutes from the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall lounge, dining kitchen, ground floor bathroom and three first floor bedrooms. Externally there is a driveway to the front which offers ample private parking and leads down the side of the property to the detached garage. There are low maintenance gardens to the front and rear.

## ENTRANCE HALL

Part glazed door. Stairs to first floor. Wooden flooring. Doors to lounge and ground floor bathroom.

## GROUND FLOOR BATHROOM

Three piece white suite comprising bath, wc and wash hand basin. Tiled walls and floor. Heated towel radiator.

## LIVING ROOM

20' 6" x 10' 10" (6.25m x 3.3m)

With feature fireplace with Living Flame gas fire. Spotlights. Door to kitchen.

## DINING KITCHEN

13' 7" x 8' 1" (4.14m x 2.46m)

Fitted with a range of wall and base units, circular stainless steel sink and drainer. Tiled floor and tiled splashback. Dining area with French doors to the rear garden.

## LANDING

With loft access.

## BEDROOM ONE

11' 3" x 10' 2" (3.43m x 3.1m)

Double bedroom. Spotlights to ceiling.

## EN-SUITE

Shower cubicle, wc and wash basin. Tiled walls and tiled floor.

## BEDROOM TWO

12' 6" x 9' 2" (3.81m x 2.79m)

Double bedroom.

## BEDROOM THREE

9' 4" x 7' 7" (2.84m x 2.31m)

Good size single bedroom.

## EXTERNAL

Low maintenance paved garden with raised border. Single garage with pedestrian access to the rear garden.



## 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 and continue until you reach the next set of traffic lights, Turn right into Spen Lane and take a left turning onto Fusden Lane. Cedar Way is the first turning on the right which can be easily identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - C

