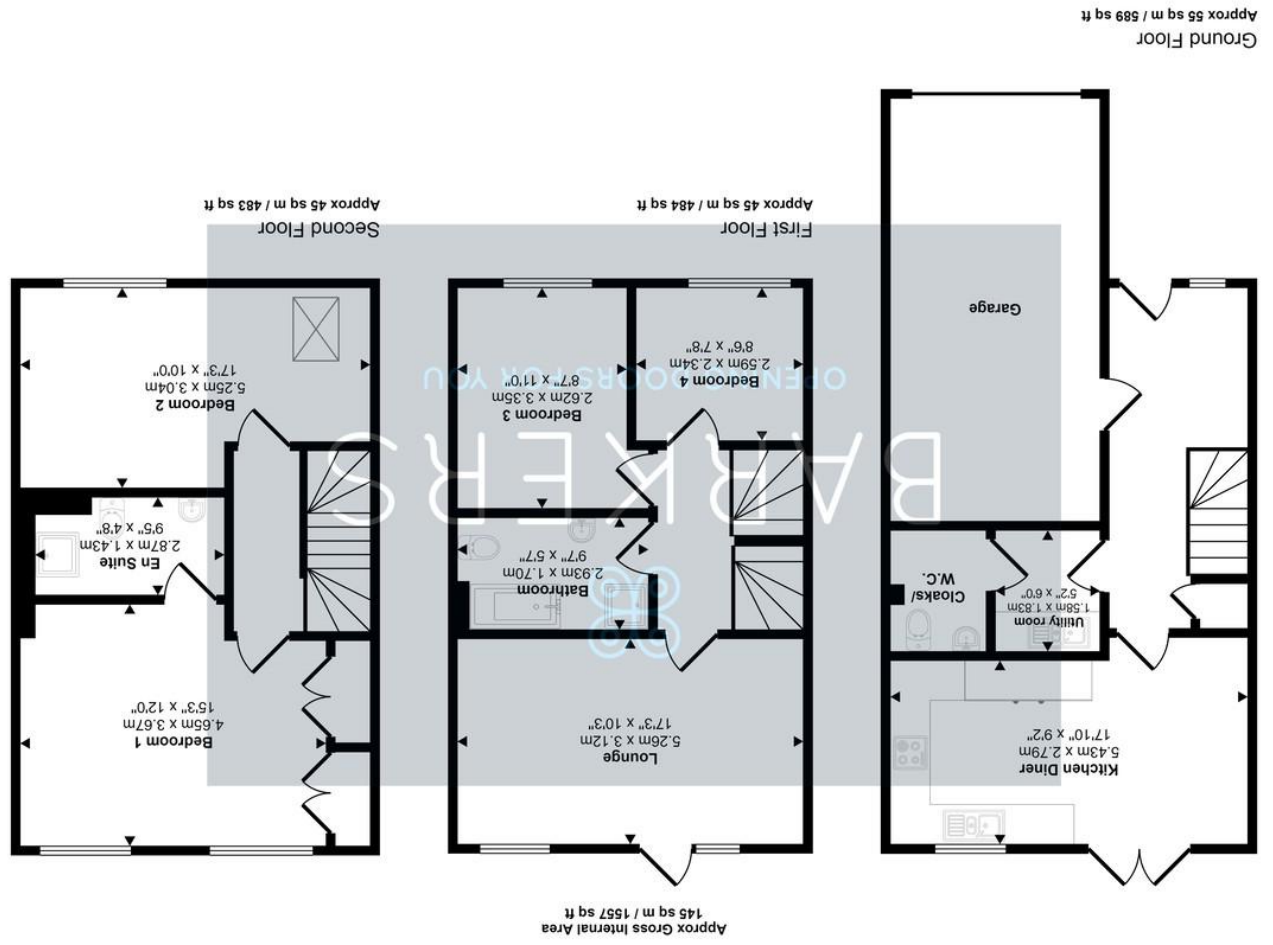


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

1011A → 1011A →

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
Select Collection



7 Roundhill Green
Gomersal, BD19 4TH
Offers In The Region Of £320,000

- IMMACULATE TOWNHOUSE
- DRIVEWAY & GARAGE
- GARDEN TO REAR
- ECO HOME
- ENTRANCE HALL, UTILITY ROOM
- CLOAKS/W.C., DINING KITCHEN
- LOUNGE
- FOUR BEFROOMS
- EN-SUITE SHOWER ROOM
- BBG CATCHMENT AREA



Full Description

DESCRIPTION

Rare to the market is this immaculately presented FOUR bedroomed 'Eco' home that occupies a sought after position within a small development of just 18 properties with views of surrounding farmland. This unique property is ideal for those looking to reduce their environmental impact and includes a heat reclamation system, rainwater harvesting system, solar panels to the roof, gas central heating and uPVC double glazing. Situated in a quiet, rural location yet within easy reach of local amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The spacious accommodation briefly comprises: Entrance hall, utility room, cloaks/W.C., dining kitchen, lounge, four bedrooms, en-suite shower room and house bathroom. Externally there is a driveway which provides private parking, integral garage and an enclosed garden to the rear.

ENTRANCE HALL

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

UTILITY ROOM

6' 0" x 5' 2" (1.83m x 1.57m)

Fitted with base units, work surface space and an inset stainless sink with a mixer tap. Tiled flooring and a door leads to the cloaks/W.C.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a W.C. and wash basin. Tiled flooring.

DINING KITCHEN

17' 10" x 9' 2" (5.44m x 2.79m)

Fitted with an excellent range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with mixer tap. Built-in double electric oven, ceramic hob with a chimney style extractor over, built-in microwave and an integrated dishwasher. Inset spotlights to the ceiling and a door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to the lounge, two bedrooms and the house bathroom.

LOUNGE

17' 3" x 10' 3" (5.26m x 3.12m)

Featuring a Juliette style balcony with safety glass.

BEDROOM THREE

11' 0" x 8' 7" (3.35m x 2.62m)

Double room.

BEDROOM FOUR

8' 6" x 7' 8" (2.59m x 2.34m)

Double room.

FAMILY BATHROOM

9' 7" x 5' 7" (2.92m x 1.7m)

Fitted with a modern four piece white suite which comprises of a corner shower cubicle with a rainwater shower head, bath, W.C. and wash basin. Tiled walls, vinyl flooring, chrome heated towel radiator and inset spotlights to the ceiling.



SECOND FLOOR LANDING

Doors lead to two further generous bedrooms.

BEDROOM ONE

15' 3" x 12' 0" (4.65m x 3.66m)

This light and spacious double room has fitted wardrobes offering plentiful storage and door leads to the modern en-suite shower room.

EN-SUITE SHOWER ROOM

9' 5" x 4' 8" (2.87m x 1.42m)

Fitted with a three piece modern white suite which comprises of a double walk-in shower cubicle, wash basin and W.C. Inset spotlights to the ceiling, heated chrome towel radiator and tiled walls and flooring.

BEDROOM TWO

17' 3" x 10' 0" (5.26m x 3.05m)

Double room with two windows (including one velux) providing plentiful natural light.

EXTERIOR

Externally there is a driveway to the front which provides private parking for four cars and leads to the integral garage. At the rear of the property there is an enclosed landscaped garden with areas of real and artificial lawn and decked and paved patio areas.

ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the first exit onto Bradford Road. At the traffic lights proceed straight across into Oxford Road and after approximately 1/2 a mile turn right into West Lane. Turn left into Latham Lane and follow the road round to the right into Cliffe Lane. Follow the road for a short while and Roundhill Green can be found on the left hand side.

