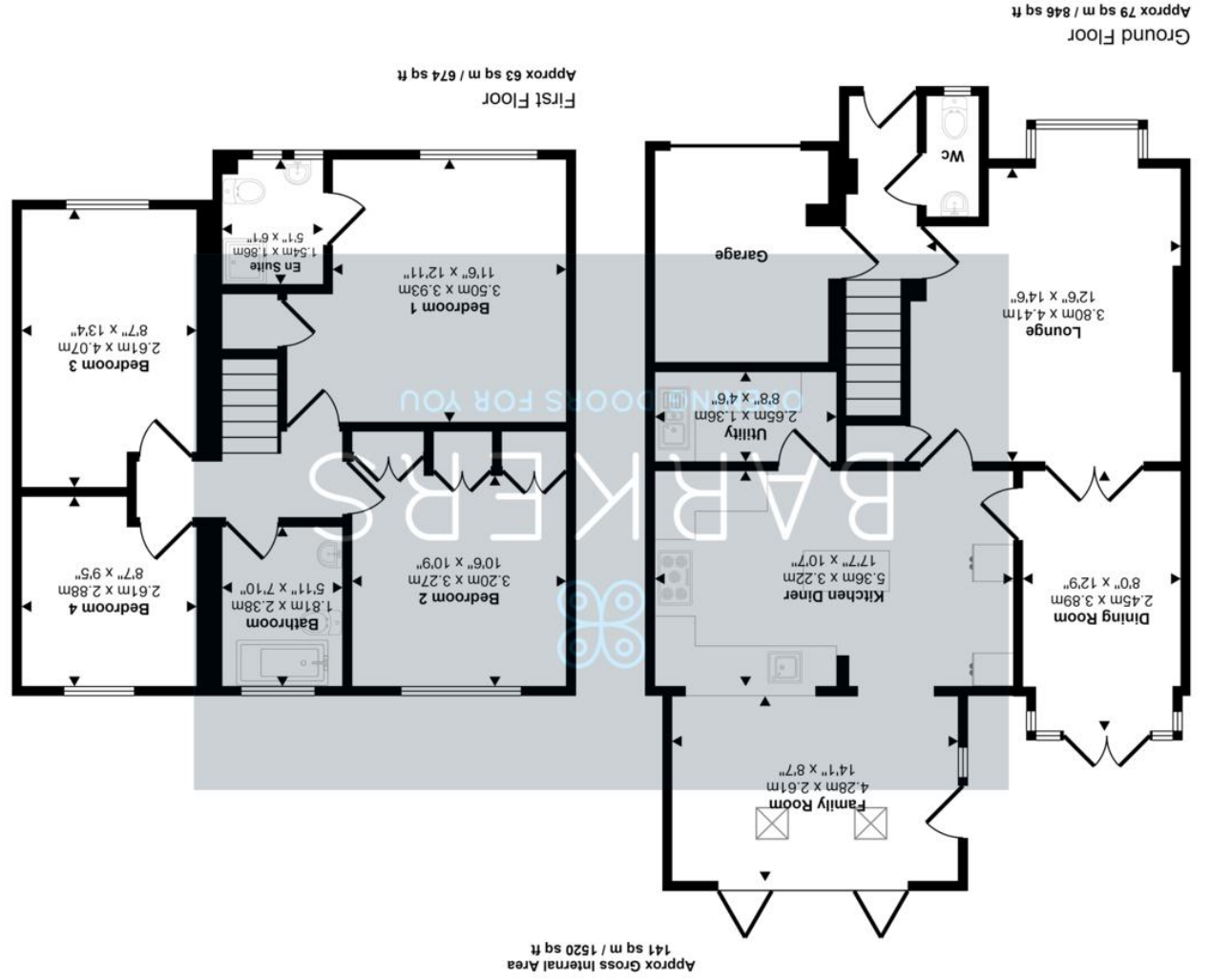


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

741C
831B



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



6 Popeley Rise

Gomersal, BD19 4QT

Asking Price Of £340,000

- EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION
- LOUNGE, DINING ROOM
- KITCHEN & FAMILY ROOM
- UTILITY ROOM, CLOAKS/W.C.
- FOUR BEDROOMS
- BATHROOM & EN-SUITE
- DOUBLE DRIVEWAY, SMALL GARAGE
- GARDEN TO REAR



Full Description

Situated in this sought after, quiet cul de sac location is this beautifully presented extended four bedroomed family home which must be viewed to be appreciated. This property has been decorated throughout with new blinds installed. Conveniently situated within easy reach of local schools, shops and amenities and just minutes from junctions 26 and 27 of 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, W/C, lounge, dining room, kitchen, family room, four bedrooms, en-suite shower room and family bathroom. Externally it has a driveway providing off road parking for 2/3 cars, garage and an enclosed garden to the rear.

ENTRANCE HALL

A part glazed external door leads in the entrance hall which has doors leading in to lounge, cloaks/W.C. and into the garage which provides excellent storage. A staircase leads to the first floor landing.

W.C.

Fitted with a two piece white suite which comprises of a: Low flush W.C. and pedestal wash hand basin. Tiled splashback and oak flooring.

LOUNGE

14' 6" x 12' 6" (4.42m x 3.81m)

Featuring a sandstone and marble effect fireplace with newly installed coal effect living flame electric fire. Double doors leading through to the dining room. Useful spacious storage cupboard

DINING ROOM

12' 9" x 8' 0" (3.89m x 2.44m)

French doors lead out to the rear garden.

KITCHEN

17' 7" x 10' 7" (5.36m x 3.23m)

Fitted with a range of luxury cream modern base and wall units with

complementary solid wood work surfaces and a Belfast sink. Range style cooker with extractor over, American style Fridge/Freezer and an integrated dishwasher. There is also a feature centre island with seating area, inset spotlights to the ceiling, oak flooring and an archway leading through to the Family Room.

FAMILY ROOM

14' 1" x 8' 7" (4.29m x 2.62m)

Featuring a vaulted ceiling with inset spotlights, two skylight windows giving an abundance of natural light and bi-fold doors lead out to the rear garden.

UTILITY ROOM

Fitted with a range of luxury cream base units with complementary solid wood work surfaces and an inset stainless steel sink. Plumbing for an automatic washing machine, space for tumble dryer and fridge.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

12' 11" x 11' 6" (3.94m x 3.51m)

A double room with fitted triple wardrobes offering plentiful storage and useful storage cupboard. Door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

6' 1" x 5' 1" (1.85m x 1.55m)

With a modern three piece white suite comprising low flush W.C., pedestal wash hand basin and recently installed double shower cubicle, Tiled splashback, tiled flooring and ceiling spotlights.

BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.2m)

Double room with triple 'Sharps' fitted wardrobes offering plentiful storage.



BEDROOM THREE

13' 4" x 8' 7" (4.06m x 2.62m)

Double room.

BEDROOM FOUR

9' 5" x 8' 7" (2.87m x 2.62m)

Double room.

FAMILY BATHROOM

7' 10" x 5' 11" (2.39m x 1.8m)

Fitted with a modern three piece white suite comprising of a W.C., wash basin and a bath with shower over. Part tiled walls, tiled flooring and inset spotlights to the ceiling.

EXTERIOR

To the front of the property there is a driveway providing off road parking for 2/3 cars. There is an integral garage measuring 12'1 x 8'11.

To the rear of the property there is a delightful enclosed garden comprising of a paved patio area bordered by flowers and shrubs and a well maintained lawned garden.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - E

DIRECTIONS

From our Birkenshaw office, turn right onto Whitehall Road and continue on to the roundabout. Take the first left into Bradford Road and at the traffic lights continue into Oxford Road. At Gomersal Hill Top turn left into Church Lane. Turn right onto Muffit Lane and right again onto Popeley Rise.

