

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

101A  
101A

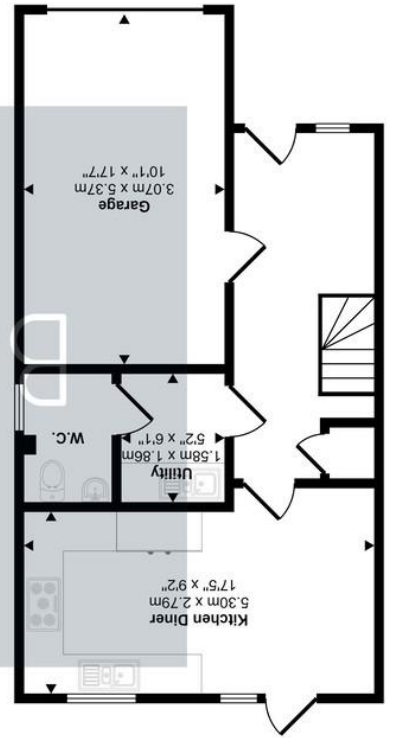


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 950.

Denotes head height below 1.5m

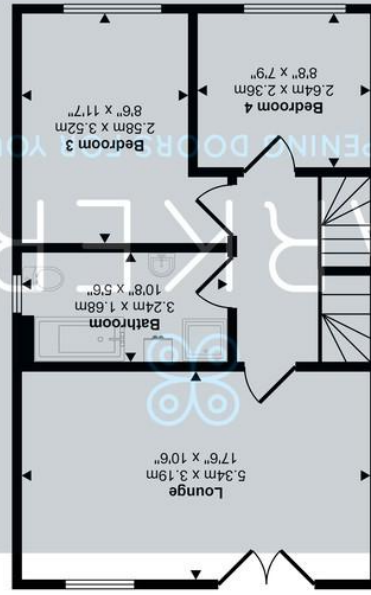
Approx 51 sq m / 551 sq ft

Ground Floor



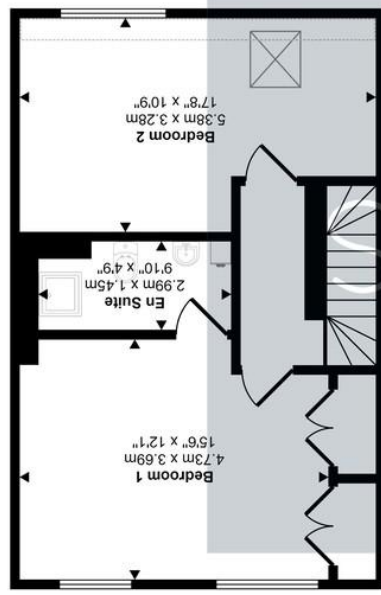
Approx 47 sq m / 501 sq ft

First Floor



Approx 47 sq m / 503 sq ft

Second Floor



Approx Gross Internal Area  
144 sq m / 1555 sq ft



BARKERS  
Select Collection



## 18 Roundhill Green

Gomersal, BD19 4TH

£385,000

- SEMI DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- UTILITY ROOM
- ENTRANCE HALL, CLOAKS/W.C.
- DINING KITCHEN
- LOUNGE
- FOUR BEDROOMS ( MASTER EN-SUITE)
- HOUSE BATHROOM
- DRIVEWAY, GARAGE
- GARDEN WITH OPEN ASPECT ONTO WOODLAND



# Full Description

## DESCRIPTION

Immaculate FOUR DOUBLE bedroomed semi detached 'Eco' home that occupies a sought after position within a small development of just 18 properties and has a pleasant open aspect onto woodland at the rear. 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 double 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 with a pleasant open aspect onto woodlands. This 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.

## ENTRANCE HALL

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

## UTILITY ROOM

6' 1" x 5' 2" (1.85m 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 low flush W.C. and wash basin.

## DINING KITCHEN

17' 5" x 9' 2" (5.31m x 2.79m)

Fitted with an excellent range of modern 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 modern house bathroom.

## LOUNGE

17' 6" x 10' 6" (5.33m x 3.2m)

Featuring a Juliette style balcony with safety glass. This room enjoys views over woodlands at the rear of the property.

## BEDROOM THREE

11' 7" x 8' 6" (3.53m x 2.59m)

Double room.

## BEDROOM FOUR

8' 8" x 7' 9" (2.64m x 2.36m)

Double room.

## FAMILY BATHROOM

10' 8" x 5' 6" (3.25m x 1.68m)

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 double bedrooms.

## BEDROOM ONE

15' 6" x 12' 1" (4.72m x 3.68m)

Double room with access to the en-suite shower room. Fitted wardrobes provide plentiful storage.

## EN-SUITE SHOWER ROOM

9' 10" x 4' 9" (3m x 1.45m)

Fitted with a modern three piece suite which comprises of a shower cubicle, W.C. and wash basin.

## BEDROOM TWO

17' 8" x 10' 9" (5.38m x 3.28m)

Double room.

## EXTERIOR

Externally there is a driveway to the front which provides private parking and leads to the integral garage. At the rear of the property there is a good sized enclosed garden with a lawned area, composite decked patio and an open aspect onto woodlands.

## ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

Features - Additional features of this property include a heat reclamation system, rainwater harvesting system and solar panels to the roof.

## 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.

