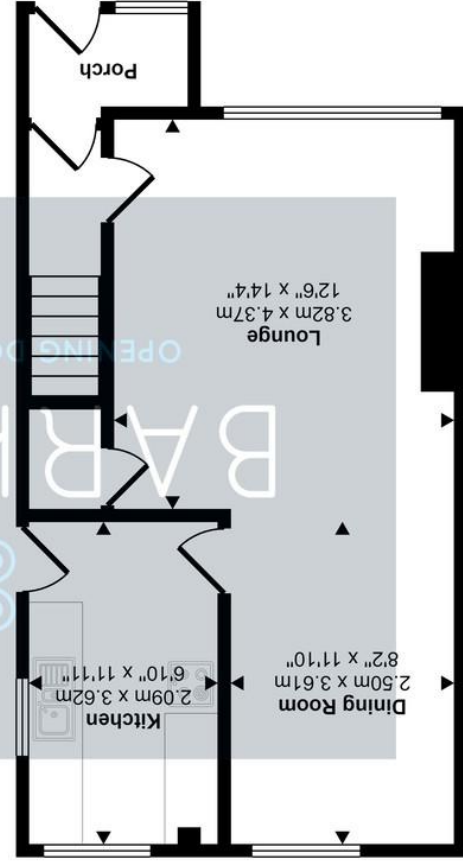


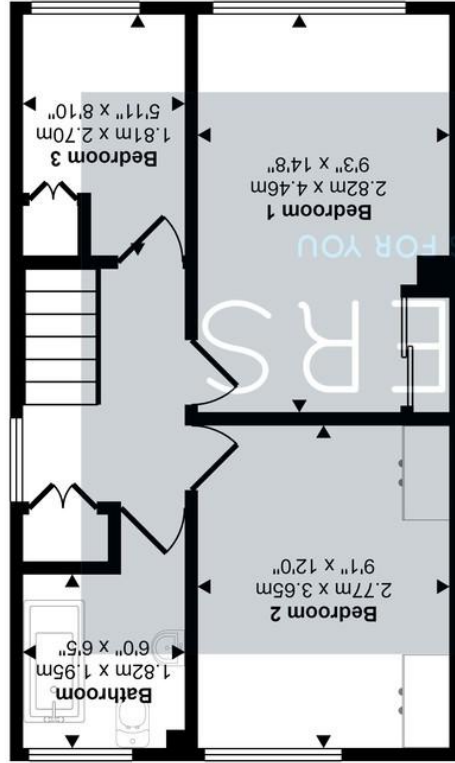
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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.

Ground Floor  
Approx 41 sq m / 439 sq ft



First Floor  
Approx 39 sq m / 423 sq ft



80 sq m / 862 sq ft

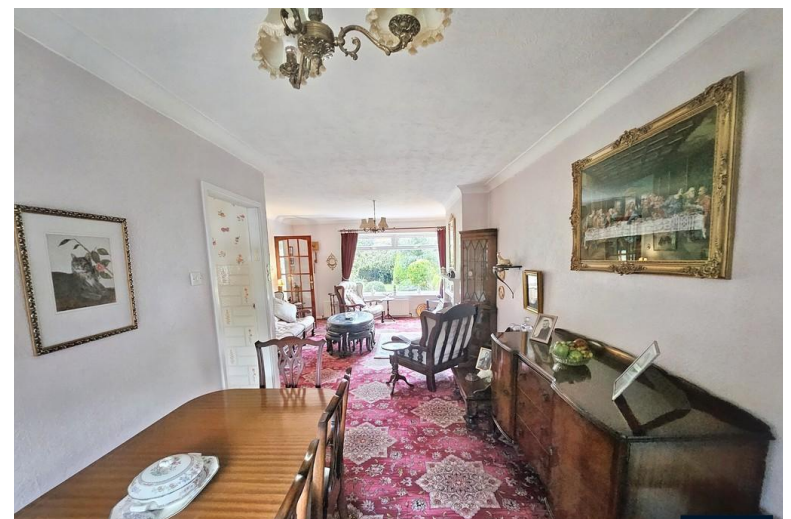


BARKERS  
OPENING DOORS FOR YOU



146 Quarry Road  
Gomersal, BD19 4JB  
Guide Price £200,000

- SEMI DETACHED FAMILY HOME
- NO CHAIN
- SOUGHT AFTER LOCATION
- ENTRANCE PORCH, ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS & BATHROOM
- DRIVEWAY & GARAGE
- GARDENS FRONT & REAR
- LOUNGE/DINER





# Full Description

## DESCRIPTION

Offered for sale with NO CHAIN is this semi detached family home which is in need of some updating and is situated in a sought after location with a pleasant leafy outlook to the front elevation. Ideally situated close to local schools, shops, amenities and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance porch, entrance hall, lounge/diner, kitchen, three bedrooms and bathroom. Externally there is a gated driveway which provides private parking and leads to a detached single garage. There are gardens to the front and rear.

## ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the entrance hall.

## ENTRANCE HALL

A door leads into the lounge and a staircase leads to the first floor landing.

## LOUNGE

14' 4" x 12' 6" (4.37m x 3.81m)

Featuring a fireplace with a living flame gas fire and wood surround. There is a dining area which measures 11'10" x 8'2". Dual aspect windows allow plentiful natural light. A door leads into the kitchen and there is a useful under stairs storage cupboard.

## KITCHEN

11' 11" x 6' 10" (3.63m x 2.08m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Space for a fridge/freezer, plumbing for a washing machine and space for an electric cooker. Part tiled walls, vinyl flooring and a door leads out to the side elevation.

## FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Useful built-in storage cupboards and a loft access point.

## BEDROOM ONE

14' 8" x 9' 3" (4.47m x 2.82m)

Double room with built-in wardrobes. This room enjoys a pleasant leafy outlook and far reaching views.

## BEDROOM TWO

12' 0" x 9' 1" (3.66m x 2.77m)

Double room with built-in wardrobes and overhead storage cupboards.

## BEDROOM THREE

8' 10" x 5' 11" (2.69m x 1.8m)

Single room with a built-in storage cupboard.



## BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m)

Fitted with a three piece suite which comprises of a bath with a shower over and a glass screen, W.C. and wash basin.

## EXTERIOR

To the front of the property there is a gated driveway which provides private parking and leads to a detached single garage. The front garden is lawned with planted borders and a large selection of mature trees and shrubs. The rear garden is enclosed with a lawn and mature hedging.

## ADDITIONAL INFORMATION

Council tax band - C

Tenure- Freehold

