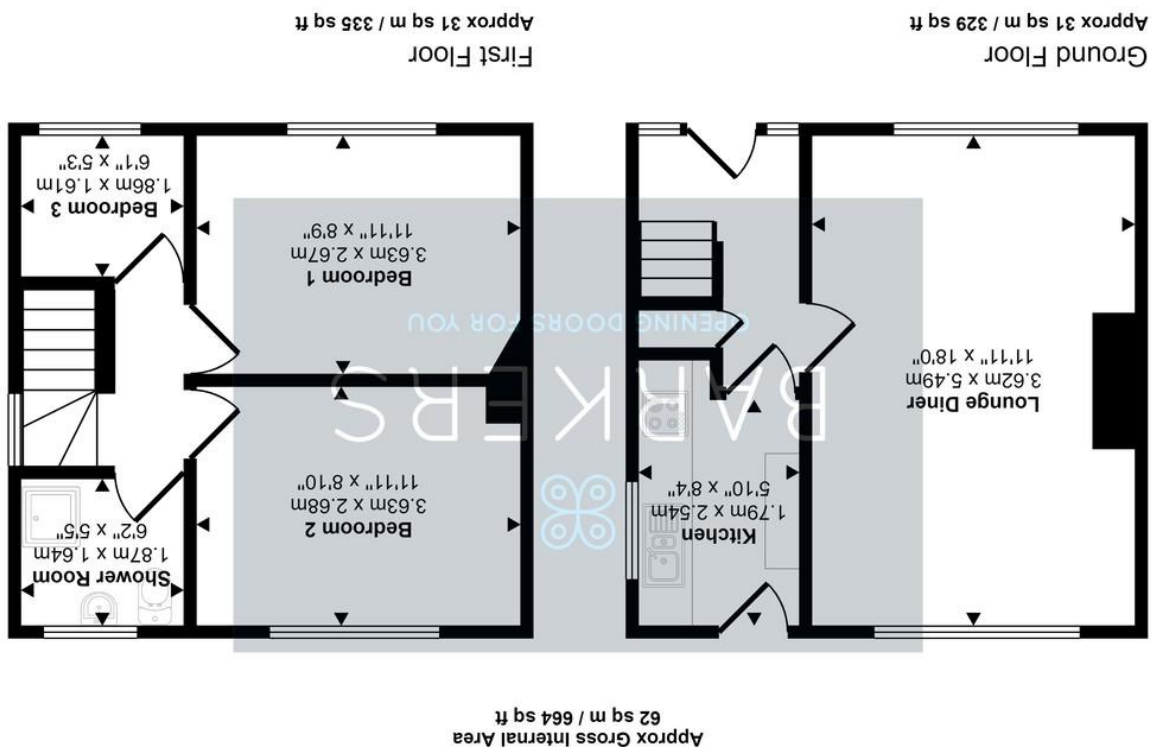


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



BARKERS
OPENING DOORS FOR YOU



12 Elm Grove

Gomersal, BD19 4SL

Asking Price £139,995

- SEMI DETACHED FAMILY HOME
- CUL DE SAC LOCATION
- ENTRANCE HALL
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GARDENS FRONT & REAR
- GARAGE



Full Description

DESCRIPTION

Offered for sale with NO CHAIN is this three bedroomed semi detached property which occupies a quiet cul de sac position and enjoys gardens to the front and rear. Ideally situated within easy reach of local schools, shops, amenities and just minutes from junction 26 of the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, three bedrooms and shower room.

ENTRANCE HALL

A part glazed external door leads to the entrance hall which has a staircase leading to the first floor landing and doors lead to the lounge and kitchen. Laminate flooring and a useful under-stairs storage cupboard.

LOUNGE

18' 0" x 11' 11" (5.49m x 3.63m)

Featuring a fireplace with a dual fuel stove.

KITCHEN

8' 4" x 5' 10" (2.54m x 1.78m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink with a mixer tap. Electric oven and a gas hob, built-in microwave and an integrated washing machine. A part glazed door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the shower room.

BEDROOM ONE

11' 11" x 8' 9" (3.63m x 2.67m)

Double room.

BEDROOM TWO

11' 11" x 8' 10" (3.63m x 2.69m)

Double room.

BEDROOM THREE

6' 1" x 5' 3" (1.85m x 1.6m)

Single room.

SHOWER ROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Fitted with a three piece suite which comprises of a corner shower cubicle, W.C. and wash basin inset into a vanity unit. Acrylic panelled walls, chrome heated towel radiator and a loft access point.

EXTERIOR

Externally there are gardens to the front and rear and also a garage.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

