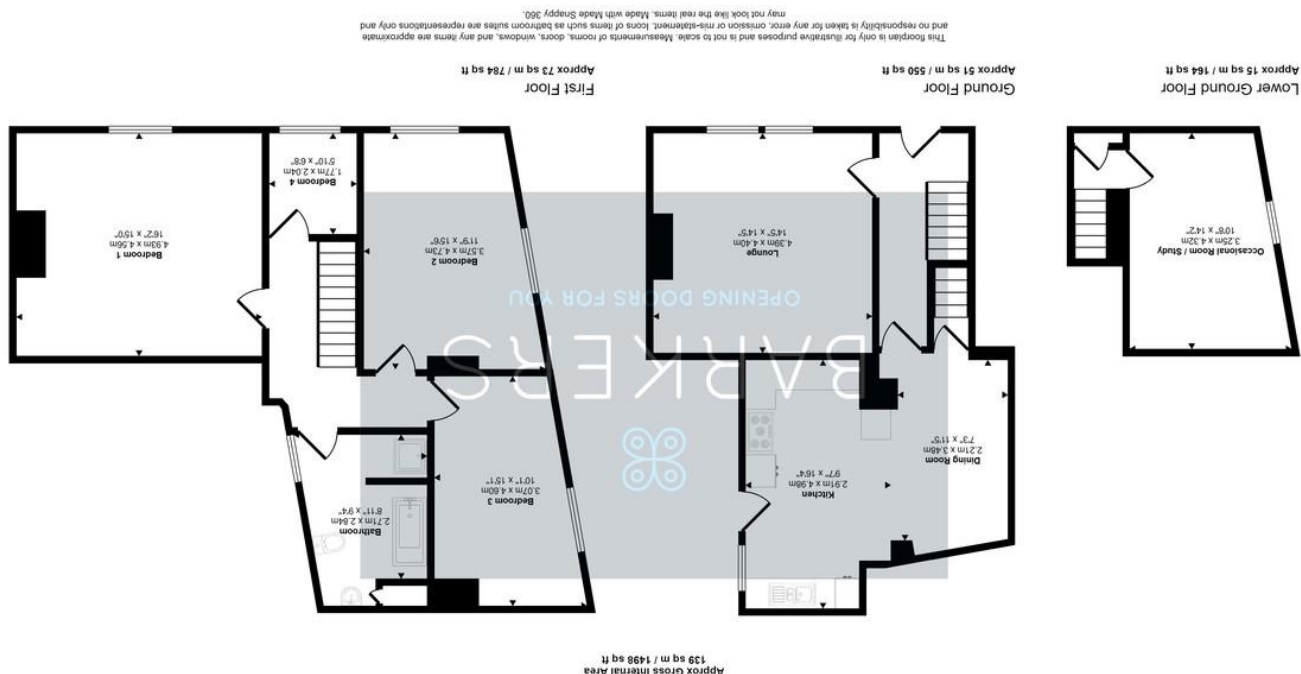
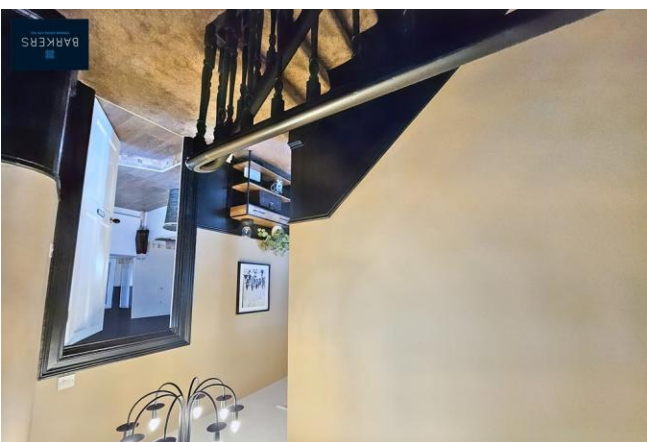


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

53 E

75 C



BARKERS
OPENING DOORS FOR YOU



246 Oxford Road

Gomersal, BD19 4RE

Asking Price £220,000

- STUNNING FOUR BEDROOMED TOWNHOUSE
- CHARACTER FEATURES
- ENTRANCE HALL, LOUNGE
- DINING KITCHEN
- OCCASIONAL ROOM/STUDY/GYM
- FOUR BEDROOMS
- HOUSE BATHROOM
- SHARED COURTYARD TO THE REAR



Full Description

DESCRIPTION

Offered for sale is this beautifully presented four bedroomed family home which boasts a wealth of charm and character features and must be viewed to be appreciated. Ideally situated within walking distance of the shops and amenities in Gomersal village and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and many superb features such as high ceilings, ceiling roses and feature coving. The spacious accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement occasional room/study/gym, four bedrooms and a luxury house bathroom. To the front of the property there is an enclosed yard with artificial lawn and at the rear there is access to a shared courtyard to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the lounge and dining kitchen and a staircase leads to the first floor landing. Part wood panelled walls and a feature ceiling rose.

LOUNGE

14' 5" x 14' 5" (4.39m x 4.39m)

Featuring a wood burning stove, feature coving and a ceiling rose.

DINING ROOM

11' 5" x 7' 3" (3.48m x 2.21m)

This room is open to the kitchen and is carpeted and has a door leading down to the basement room.

KITCHEN

16' 4" x 9' 7" (4.98m x 2.92m)

Fitted with a range of wall and base units with complementary wood effect work surfaces and an inset sink with a rinsing tap. Feature skylight window, vinyl flooring, space for a fridge/freezer and plumbing for a washing machine. Range style cooker with a double chimney style extractor over and a door leads out to the shared courtyard.

OCCASIONAL ROOM/STUDY/GYM

14' 2" x 10' 8" (4.32m x 3.25m)

Currently used as a bedroom and has inset spotlights to the ceiling. This room would make an ideal office for those who work from home.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the luxury house bathroom.

BEDROOM ONE

16' 2" x 15' 0" (4.93m x 4.57m)

Spacious double room with a feature fireplace and built-in wardrobes proving plentiful storage.

BEDROOM TWO

15' 6" x 11' 9" (4.72m x 3.58m)

Double room with dual aspect windows providing plentiful natural light and a feature fireplace.



BEDROOM THREE

15' 1" x 10' 1" (4.6m x 3.07m)

Double room with a feature fireplace.

BEDROOM FOUR

6' 8" x 5' 10" (2.03m x 1.78m)

Currently used as a study.

LUXURY FAMILY BATHROOM

9' 4" max x 8' 11" (2.84m x 2.72m)

Fitted with a four piece suite which comprises of a shower enclosure, wash basin inset into a vanity unit, W.C. and a double ended bath. Chrome heated towel radiator, vinyl flooring, inset spotlights to the ceiling and part tiled walls.

EXTERIOR

Externally there is a small enclosed garden to the front with artificial grass and access to a communal courtyard at the rear.

ADDITIONAL INFORMATION

Tenure - There is a flying freehold associated with this property
Council tax band - C

