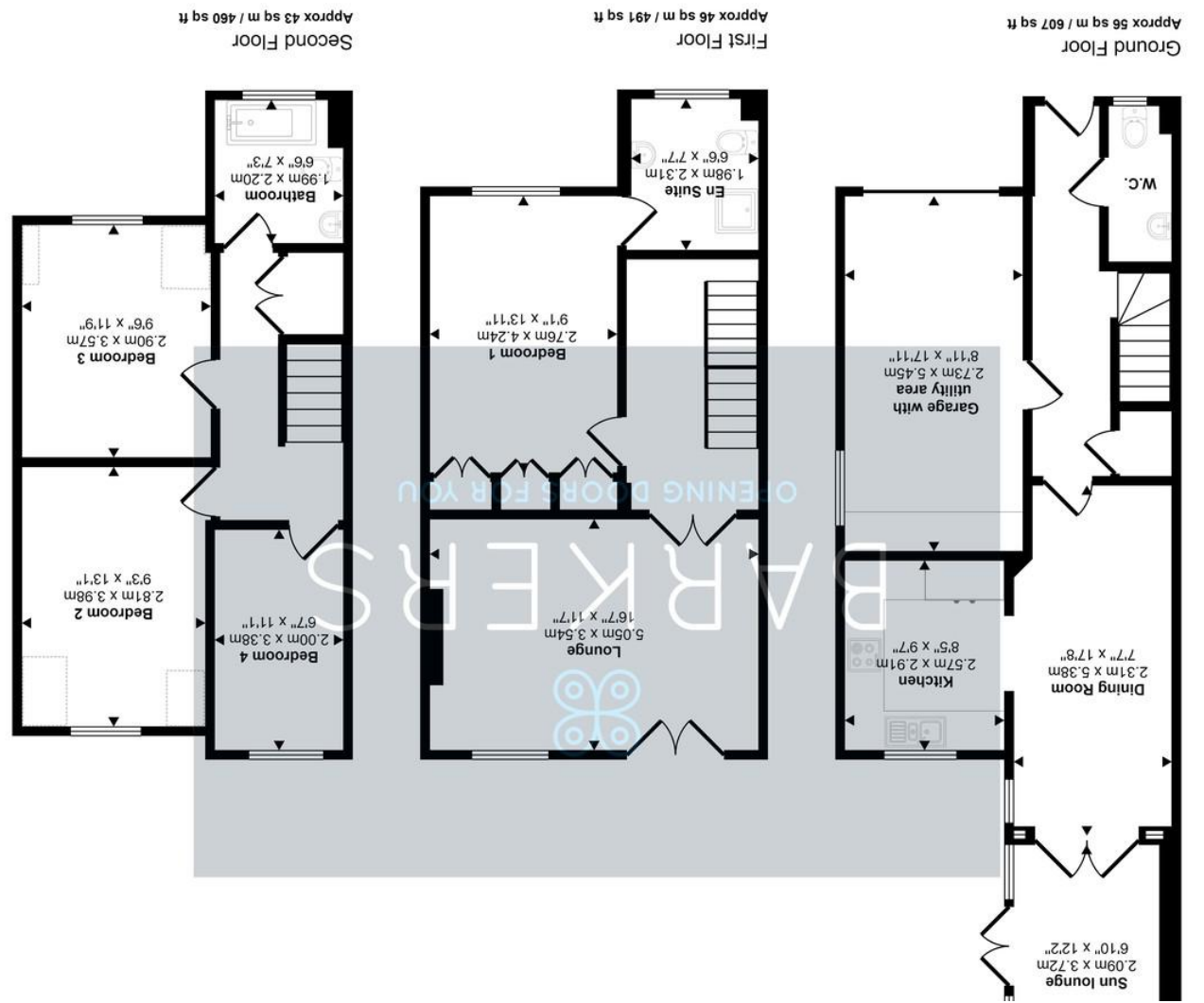


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Denotes head height below 1.5m



**BARKERS**  
Select Collection



**9 Popeley Rise**  
Gomersal, BD19 4QT  
Asking Price Of £320,000

- IMMACULATE END TOWNHOUSE
- ENTRANCE HALL, CLOAKS/W.C.
- DINING ROOM, KITCHEN
- SUN LOUNGE
- LOUNGE
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY, GARAGE
- GARDEN TO REAR





# Full Description

## DESCRIPTION

Offered for sale is this beautifully presented modern END townhouse offering spacious accommodation over three floors and forms part of this small, select development with a delightful open aspect onto farmland at the rear. Conveniently situated within easy reach of excellent local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network. The property benefits from uPVC double glazing, gas central heating, CCTV, alarm system, made to measure blinds and has been finished to a high standard throughout. The accommodation briefly comprises: Entrance hall, cloaks/W.C., kitchen, dining room, sun lounge, lounge with balcony, master bedroom with en-suite, three further bedrooms and family bathroom. Externally there is a driveway to the front which provides private parking, electric car charging point and an integral garage with an electrically operated door. The rear garden is low maintenance and enjoys views an open aspect onto farmland.

## ENTRANCE HALL

An external door leads into the entrance hallway which has laminate flooring and a useful under stairs storage cupboard. Doors lead to the integral garage, cloaks/W.C. and into the dining room.

## CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a low flush W.C. and wash basin.

## INTEGRAL GARAGE

17' 11" x 8' 11" (5.46m x 2.72m)

Fitted with a useful utility space with plumbing for a washing machine. There is also a dog shower.

## DINING ROOM

17' 8" x 7' 7" (5.38m x 2.31m)

With laminate flooring, an archway leading to the kitchen and double French doors lead into the sun lounge.

## KITCHEN

9' 6" x 8' 4" (2.9m x 2.54m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with mixer tap and drainer. Built-in electric double oven, gas hob with a chimney style extractor over and an integrated fridge/freezer and dishwasher. Wood effect flooring and inset spotlights to the ceiling.

## SUN LOUNGE

12' 2" x 6' 10" (3.71m x 2.08m)

With wood effect flooring, inset spotlights the the ceiling and double French doors lead out to the rear garden. This room enjoys far reaching views over farmland.

## FIRST FLOOR LANDING

Doors lead to the lounge and master bedroom. A staircase leads to the second floor landing.

## LOUNGE

16' 7" x 11' 7" (5.05m x 3.53m)



Featuring wood effect flooring and double French doors lead to a balcony terrace which enjoys far reaching views over farmland.

## BEDROOM ONE

13' 11" x 9' 1" (4.24m x 2.77m)

Double room with fitted wardrobes providing plentiful storage and a door leads to the en-suite shower room.

## EN-SUITE SHOWER ROOM

7' 7" x 6' 6" (2.31m x 1.98m)

Comprising of a three piece white suite which comprises of a double shower enclosure, W.C. and wash basin inset into a vanity unit. Part tiled walls, floor tiling and inset spotlights to the ceiling.

## SECOND FLOOR LANDING

Featuring built-in storage cupboards and has doors leading to three further bedrooms and the family bathroom.

## BEDROOM TWO

13' 1" x 9' 3" (3.99m x 2.82m)

Double room.

## BEDROOM THREE

11' 9" x 9' 6" (3.58m x 2.9m)

Double room.

## BEDROOM FOUR

11' 1" x 6' 7" (3.38m x 2.01m)

Double room.

## FAMILY BATHROOM

7' 3" x 6' 6" (2.21m x 1.98m)

