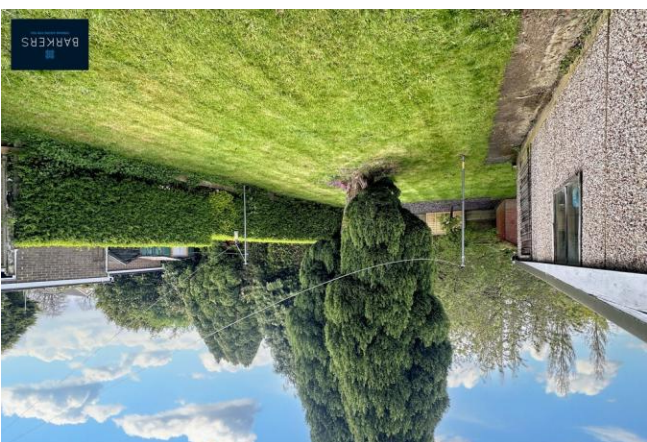
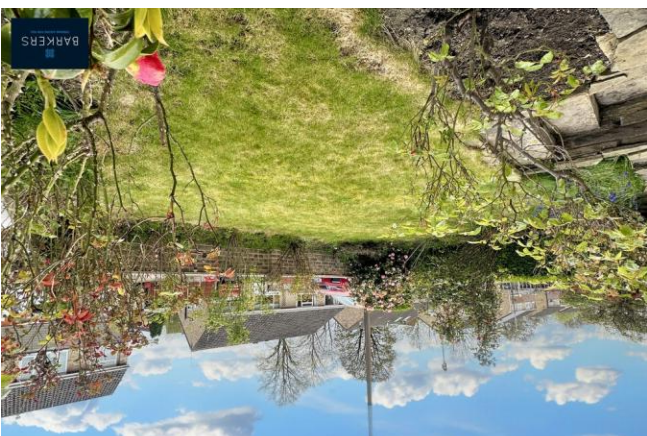
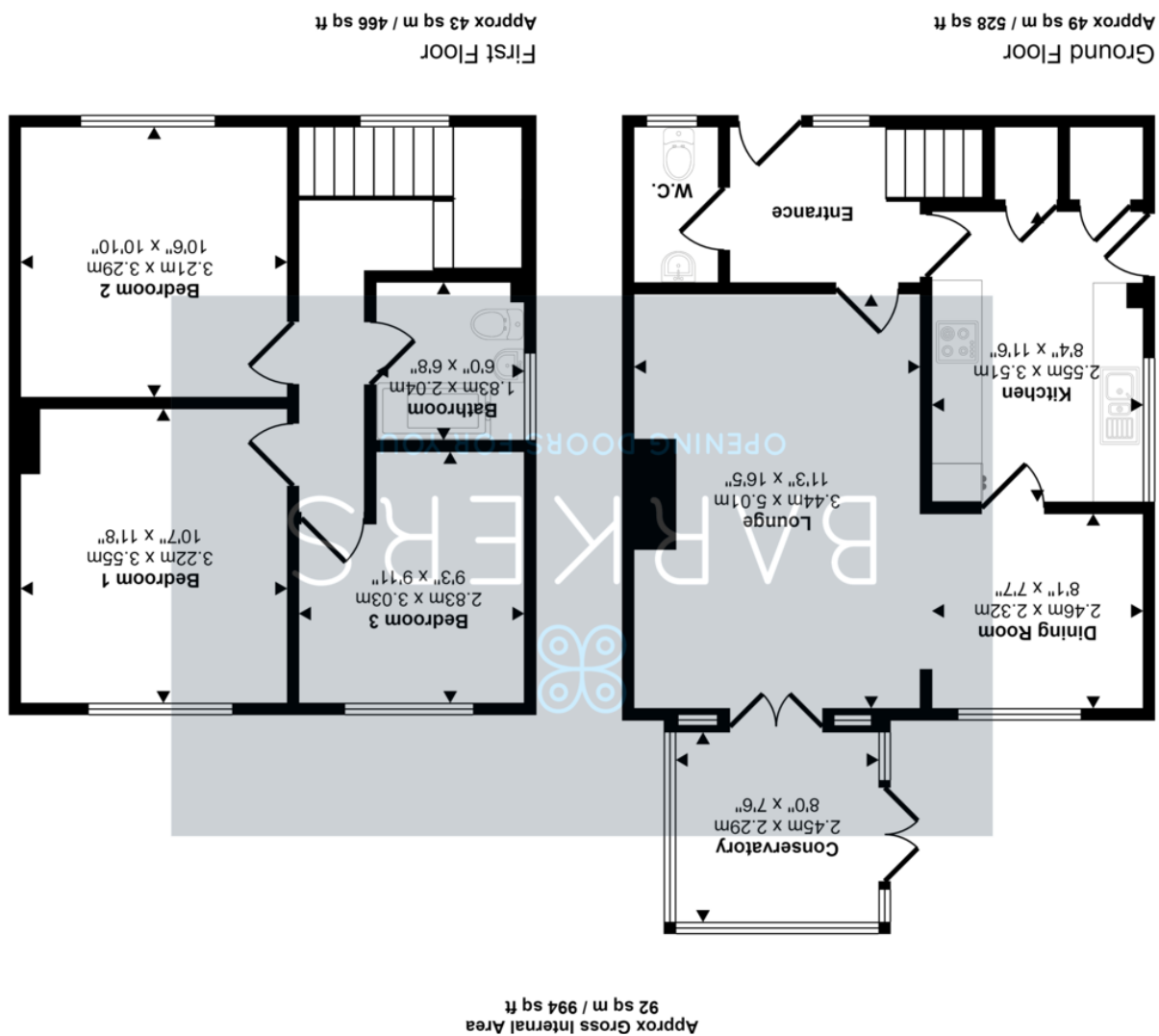


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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.



BARKERS
OPENING DOORS FOR YOU

24 Pollard Avenue

Gomersal, Cleckheaton, BD19 4PP

Asking Price £260,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CONSERVATORY
- DOWNSTAIRS WC
- DRIVEWAY WITH AMPLE PARKING
- DETACHED GARAGE
- GARDENS FRONT & REAR
- DOUBLE GLAZING
- CENTRAL HEATING
- VIEWING RECOMMENDED



Full Description

Barkers are pleased to offer For Sale this spacious semi detached property providing good sized accommodation and situated in a convenient position close to local amenities and transport links. The property benefits from a conservatory, gardens front and rear with driveway to the side, leading to a detached garage. Briefly comprising: Entrance hall, downstairs WC, kitchen, lounge with dining area and conservatory. To the first floor are three bedrooms and family bathroom. Outside there is a driveway providing ample parking leading to a detached garage at the rear which comes with an inspection pit. The front garden has a lawned area to the side of the drive with a paved area and to the rear is a lovely spacious garden with lawned area with mature trees and shrubs. There is a garden shed situated at the bottom of the garden on an area with grey slate.

ENTRANCE HALL

Spacious hallway, currently used as an office. Stairs to first floor and doors to lounge, kitchen and downstairs WC.

DOWNSTAIRS WC

WC with wash hand basin.

KITCHEN

8' 4" x 11' 6" (2.55m x 3.51m)

Featuring a range of wall and base units with complementary work surfaces, one and half bowl stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, integrated oven/grill with glass hob, integrated fridge/freezer, part tiled walls and vinyl flooring. Door to dining room.

LOUNGE

11' 3" x 16' 5" (3.44m x 5.01m)

Spacious lounge featuring a coal effect gas fire set within Adam style surround with marble effect hearth and back. Patio doors leading to the conservatory. Archway to dining area.

DINING AREA

8' 0" x 7' 7" (2.46m x 2.32m)

With window overlooking the rear garden.

CONSERVATORY

8' 0" x 7' 6" (2.45m x 2.29m)

Overlooking the rear garden. With tiled flooring.

FIRST FLOOR LANDING

With doors to three bedrooms and bathroom. Boarded loft with drop down loft ladder.

BEDROOM ONE

10' 6" x 11' 7" (3.22m x 3.55m)

Double room with central heating radiator.

BEDROOM TWO

10' 6" x 10' 9" (3.21m x 3.29m)

Double room with central heating radiator.

BEDROOM THREE

9' 3" x 9' 11" (2.83m x 3.03m)

Single room with central heating radiator.



FAMILY BATHROOM

6' 0" x 6' 8" (1.83m x 2.04m)

Featuring a three piece suite of panelled bath with electric shower over with folding glass screen, WC and wash hand basin, set in vanity unit. Tiled walls and tiled floor.

EXTERIOR

There is a driveway providing ample off street parking leading to a detached garage at the rear which comes with an inspection pit. The front garden has a lawned area to the side of the drive with a paved area. To the rear is a lovely spacious garden with lawned area with mature trees and shrubs. There is a garden shed situated at the bottom of the garden on an area with grey slate

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

