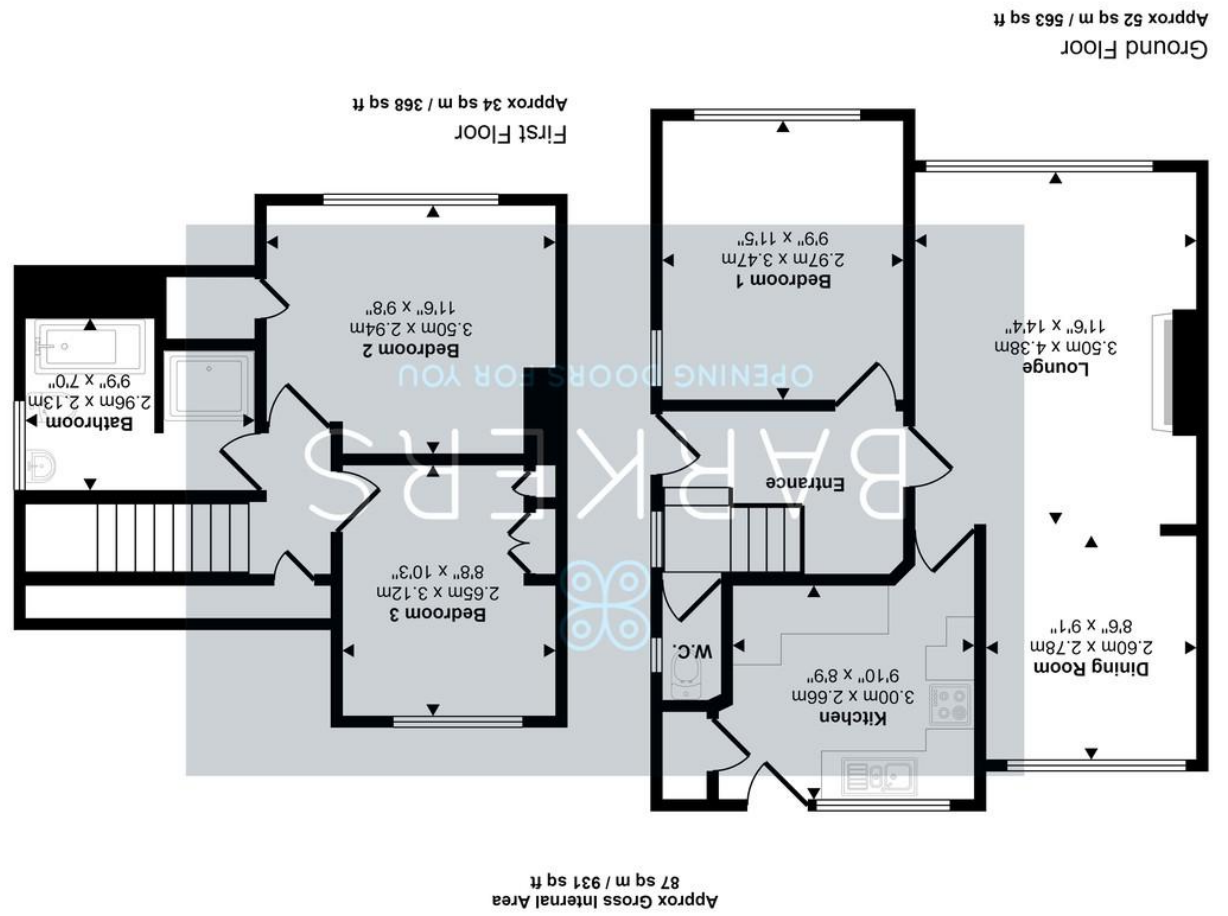


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

80 C

52 E

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.



18 Swincliffe Crescent

Gomersal, Cleckheaton, BD19 4BD

£265,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- DOWNSTAIRS WC
- BATHROOM
- GARDENS FRONT & REAR
- DRIVEWAY & GARAGE
- CUL-DE-SAC
- SOUGHT AFTER AREA
- CLOSE TO BBG ACADEMY



Full Description

Situated in this popular location, Barkers are pleased to offer For Sale this three bedroom semi-detached property, having the benefit of gas central heating and uPVC double glazing. Set in a cul- de-sac position, with good access to all local amenities including the BBG Academy and the transport network and briefly comprises to the ground floor; entrance hall, downstairs WC, ground floor double bedroom, lounge/diner, kitchen and to the first floor; two further double bedrooms and house bathroom with a four piece suite. Property also offers ample parking with gardens front and rear and detached garage.

ENTRANCE HALL

With doors to downstairs WC, bedroom 1 and door to lounge.

DOWNSTAIRS WC

Comprising a WC.

LOUNGE

11' 5" x 14' 4" (3.50m x 4.38m)

Spacious lounge area featuring a gas fire and leading to the dining area.

KITCHEN

9' 10" x 8' 8" (3.00m x 2.66m)

Fitted with a range of wall and base units with complementary work surfaces, space for washing machine and space for fridge freezer, breakfast bar, sink with mixer tap and drainer, space for cooker. Part tiled walls and laminate flooring. Door to rear garden.

BEDROOM ONE

9' 8" x 14' 4" (2.97m x 4.37m)

Double bedroom.

DINING ROOM

8' 6" x 9' 1" (2.60m x 2.78m)

With views over the rear garden.

FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

BEDROOM TWO

11' 5" x 9' 7" (3.50m x 2.94m)

Double bedroom with eaves storage.

BEDROOM THREE

8' 8" x 10' 2" (2.65m x 3.12m)

Double bedroom.

EXTERIOR

The property benefits from the spacious garden to the front with an easily maintained lawned area, with driveway down the side of the property, providing ample parking leading to a detached garage. To the rear, the garden is private with a lawned area with planted borders.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C



DIRECTIONS

From our Birkenshaw office, turn right onto A58 / Whitehall Road East and proceed for approx. 0.4 mile. At the roundabout, take the 1st exit for A651 / Bradford Road and proceed and then turn left onto Swincliffe Crescent.

