BARKERS

Select Collection



21 Summerbridge Crescent

Gomersal, BD19 4LW

Asking Price Of £375,000

- IMMACULATE DETACHED FAMILY HOME
- ENTRANCE HALL
- LOUNGE/DINER, CONSERVATORY
- MODERN KITCHEN
- GROUND FLOOR WET ROOM
- UTILITY ROOM
- THREE BEDROOMS
- HOUSE BATHROOM
- DRIVEWAY & GARAGE
- ENCLOSED GARDEN WITH GARDEN OFFICE









Full Description

DESCRIPTION
Offered for sale is this immaculate detached family home which occupies a quiet cul de sac position with an open aspect at the rear. This property is situated in the catchment area for the sought after BBG Academy and within easy reach of local shops, amenities, bus routes and junctions 26 and 27 of the M62 motorway are just a short drive away making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hall, lounge/diner, conservatory, kitchen, utility room, ground floor wet room, three bedrooms and family bathroom. Externally there is a driveway to the front which offers ample private parking and leads to the garage. At the rear of the property there is an enclosed garden with an open aspect only fields and a superb garden office with lighting and power.

ENTRANCE PORCH
A part glazed external door leads into the entrance porch which has a door leading to the entrance hall.

ENTRANCE HALL
With laminate flooring, a staircase leading to the first floor landing and a door lead into the lounge.

LOUNGE/DINER
15' 3" x 12' 0" (4.65m x 3.66m)
The focal point of this room is a wall mounted gas fire. The room is part carpeted and the dining, which measures 11'1" x 7'5", and has laminate flooring. A door leads into the kitchen and sliding patio doors lead to the conservatory.

CONSERVATORY
12' 1" x 8' 2" (3.68m x 2.49m)
With laminate flooring and double French doors lead out to the rear garden.

KITCHEN
16' 5" x 10' 4" (5m x 3.15m)
Fitted with a range of modern wall and base units with complementary solid oak work surfaces, inset sink, splash back tiling and a feature island unit with seating. Space and plumbing for an American style fridge/freezer, integrated dishwasher and an electric double oven and ceramic hob with a chimney style extractor over. Two velux windows, built-in wine rack and a useful walk -in storage cupboard. A part glazed door leads out to the rear of the property and a door leads into the utility room.

UTILITY ROOM
7' 5" x 5' 11" (2.26m x 1.8m)
Fitted with a range of base units with solid oak work surfaces and has plumbing for a washing machine, laminate flooring and a velux window. A door leads to the ground floor wet room.

WET ROOM
5' 6" x 4' 5" (1.68m x 1.35m)
Fitted with a white W.C., wash basin and shower area. Part tiled walls, chrome heated towel radiator and tiled flooring.

FIRST FLOOR LANDING
Doors lead to three bedrooms and the bathroom. Loft access point.

BEDROOM ONE
12' 9" x 9' 1" (3.89m x 2.77m)
Double room with built-in wardrobes.

BEDROOM TWO
11' 1" x 9' 0" (3.38m x 2.74m)
Double room with views over the rear garden and beyond.

BEDROOM THREE
9' 6" x 5' 10" (2.9m x 1.78m)
Single room with a bespoke built-in bed which includes shelves and drawers.

FAMILY BATHROOM
Fitted with a modern three piece white suite which comprises of a bath with shower over and glass screen, W.C. and wash basin inset into a vanity unit. Part tiled walls, floor tiling and a chrome heated towel radiator.







EXTERIOR
To the front of the property there is a block paved driveway which provides ample private parking and leads to the integral garage.

At the rear there is an enclosed lawned garden with a paved patio area, outside tap and a pleasant open aspect onto fields.

GARDEN OFFICE
This versatile garden office has power, lighting and a wall mounted heaters. There is a further diesel heater which is very economical to run and ensures this wonderful space can be enjoyed throughout the year providing an ideal space for entertaining or for those who work from home.

ADDITIONAL INFORMATION
Tenure - Freehold
Council tax band – D

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DIRECTIONS
From our Birkenshaw office proceed straight ahead at the cross roads into Birkenshaw Lane and follow the road round to the right at the bottom into Moor Lane. At the end turn left onto Bradford Road an take the first right onto Summerbridge Crescent. The property can be found on the left hand side.





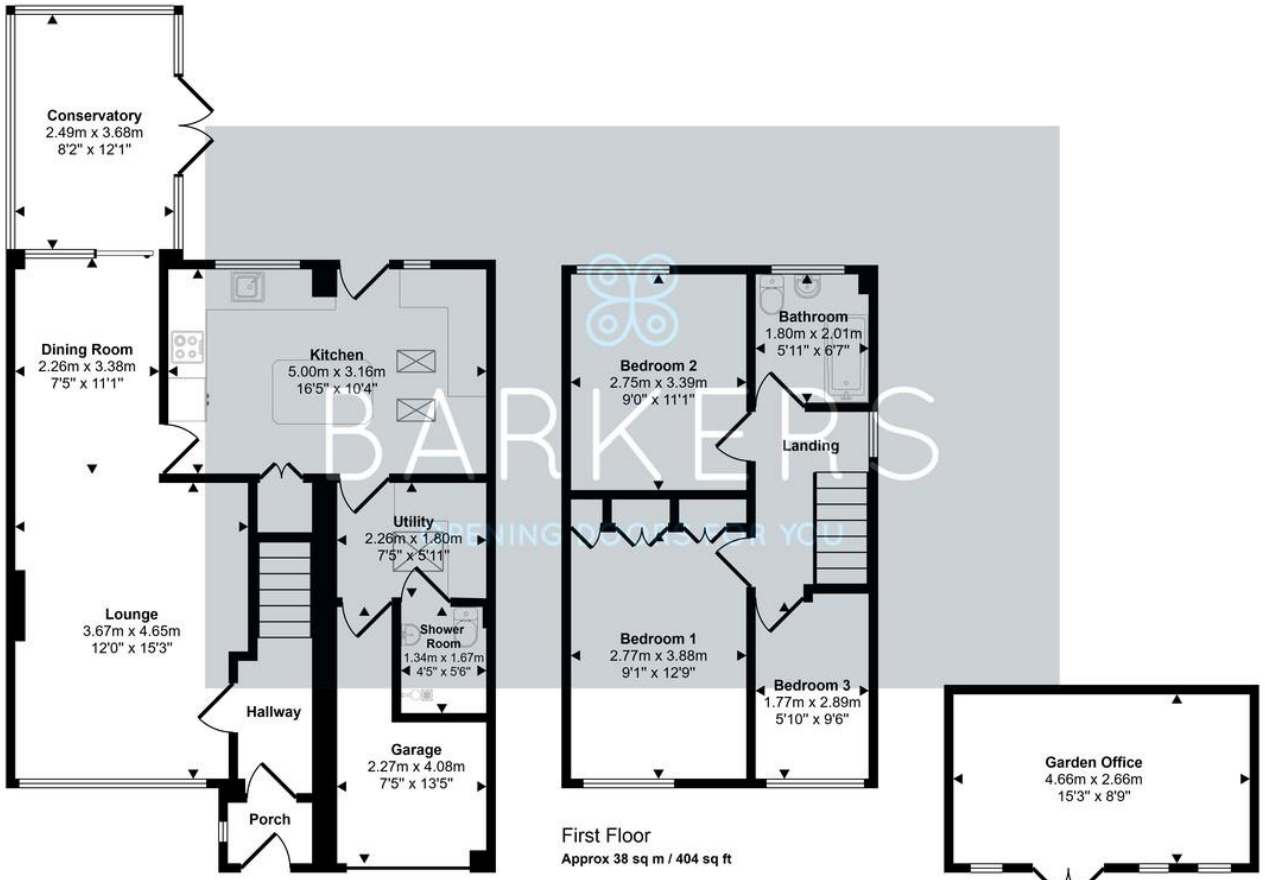








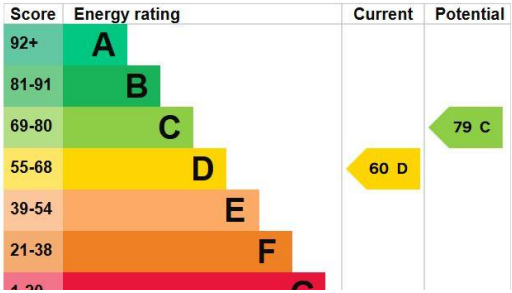
Approx Gross Internal Area
124 sq m / 1340 sq ft



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.







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