



**Shirley Avenue
Gomersal
Cleckheaton
West Yorkshire
BD19 4NA**

Offers In Excess Of £262,000

bettermove

Shirley Avenue Cleckheaton

Bettermove are proud to present this 4 bedroom detached house in Gomersal.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility room and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, 1 en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

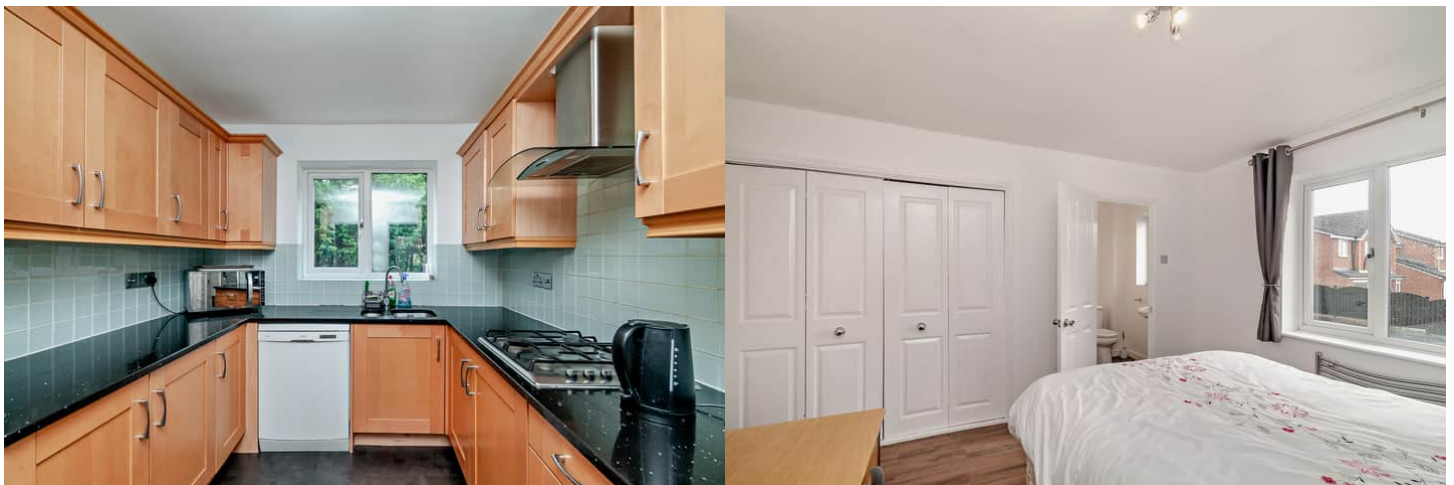
Located in the popular village of Gomersal, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, A638 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

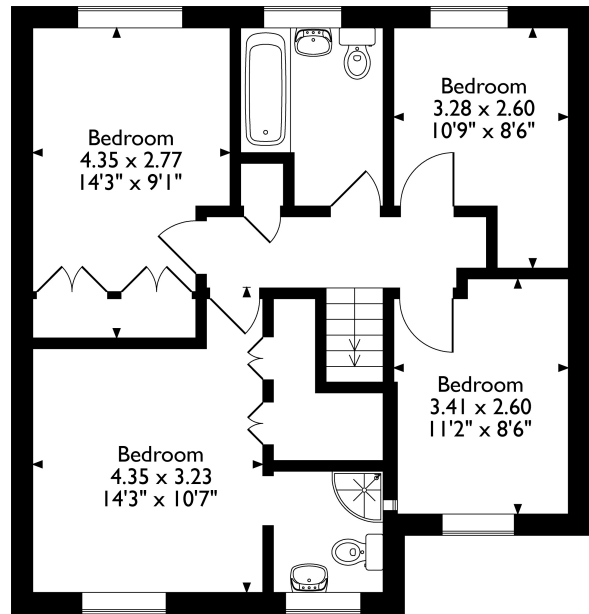
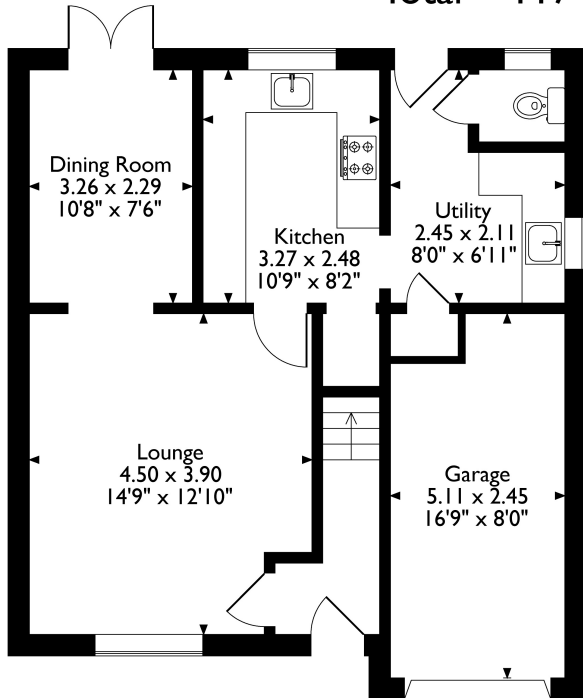
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.




Shirley Avenue, Gomersal, Cleckheaton
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 117 Sq M/1260 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |



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