



Shirley Square  
Gomersal  
Cleckheaton  
West Yorkshire  
BD19

Offers in Excess of £160,000

bettermove



# Shirley Square Cleckheaton

Bettermove are proud to present this 2 bedroom semi-detached house in Gomersal, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen, and utility room on the ground floor. The first floor consists of two double bedrooms, bathroom, and separate WC. Outside, the property boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the popular town of Gomersal, Cleckheaton, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Batley Train Station (3.8 miles), a variety of local bus routes, and quick access to the M62.

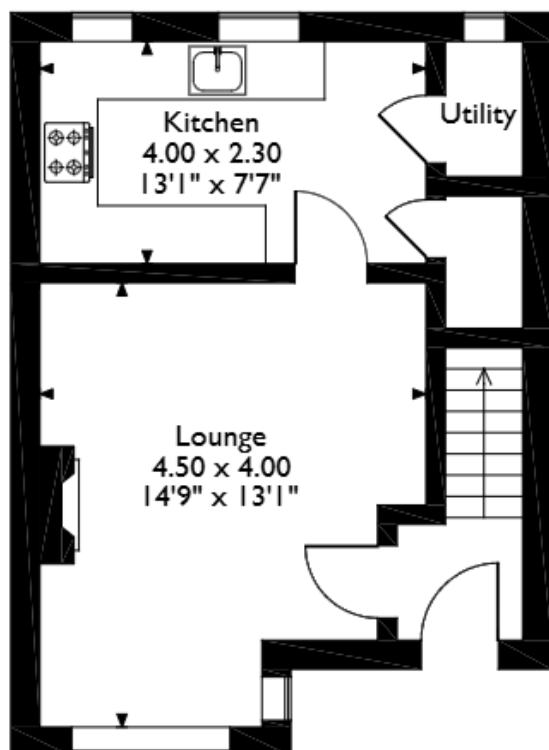
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



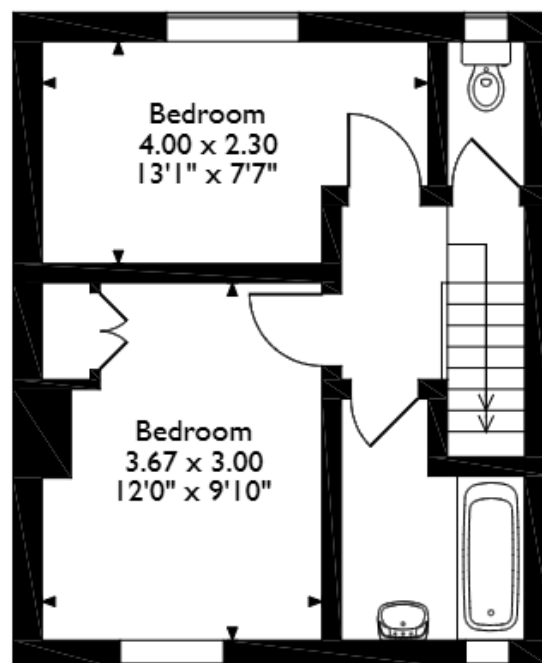
# Shirley Square, Gomersal, Cleckheaton

## Approximate Gross Internal Area

### 64 Sq M/689 Sq Ft





**Ground Floor**



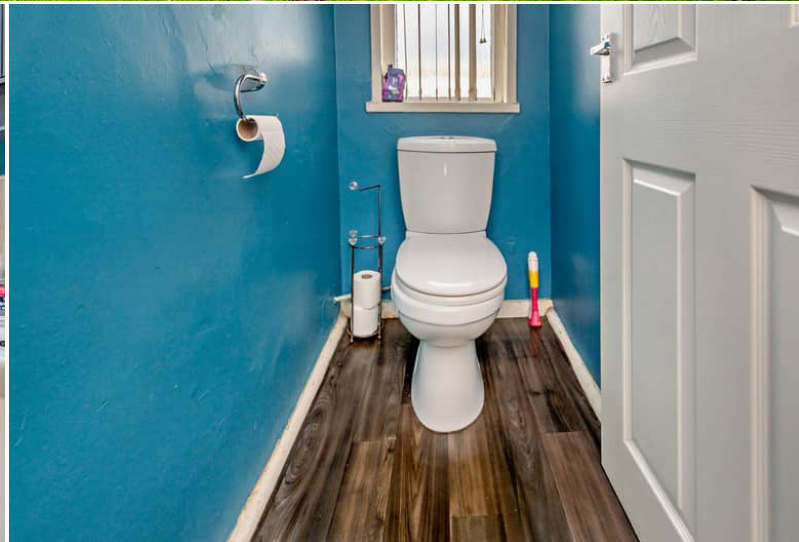
**First Floor**

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+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	<b>70</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





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