



57 Knowles Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4LE

LOVELY GARDENS

Tucked away off Knowles Lane is charming End Cottage style Terrace that has a significant side extension. Situated in this little know cul de sac backwater location that consists of only 3 houses in total. With accommodation over 3 floors and providing 2 bedrooms (originally 3 bedrooms. but was changed by our client) with 3 reception Rooms + kitchen.

To the outside there is a beautiful and well maintained landscaped gardens, ample parking. Must be viewed to fully appreciate.

Asking Price £330,000

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GROUND FLOOR

ENTRANCE HALL

LOUNGE 16' x 12' (4.88m x 3.66m)

DINING ROOM 14' x 7' (4.27m x 2.13m)

Leading to the Sitting Room.

SITTING ROOM 13' x 8' (3.96m x 2.44m)

Additional Reception Room that has been used as several different rooms whilst the seller has lived here. Has been a ground floor bedroom and an office.

LOWER GROUND FLOOR

DINING KITCHEN 14' x 12' (4.27m x 3.66m)

Well equipped Kitchen with range of units, incorporating oven and hob. External ground floor access to outside "car port"

FIRST FLOOR

BEDROOM 1 16' x 14' (4.88m x 4.27m)

Originally 2 rooms and was 3 bedrooms when our client bought the house, but was made in to a large 16 foot master bedroom. However, it could easily revert back to make 3 bedrooms again.

BEDROOM 2 9' x 9' (2.74m x 2.74m)

BATHROOM/W.C. 3 piece bathroom suite, vanity sink unit. Tiled walls.

OUTSIDE Set back from Knowles Lane, with shared access with only 2 other houses. The house a beautiful and mature landscaped garden which is immaculately maintained and has to be seen to believe. A really beautiful place to sit outdoor and enjoy. Parking/driveway to the side.

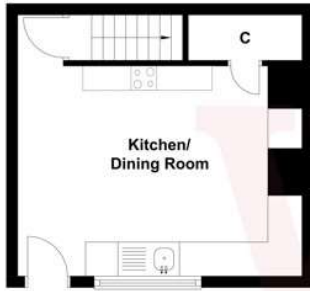
There is also an outdoor storage space, that is underneath the extension that has access into the kitchen. This space is very useful for storing gardening tools etc. and is secured with a gate.

PLEASE NOTE Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

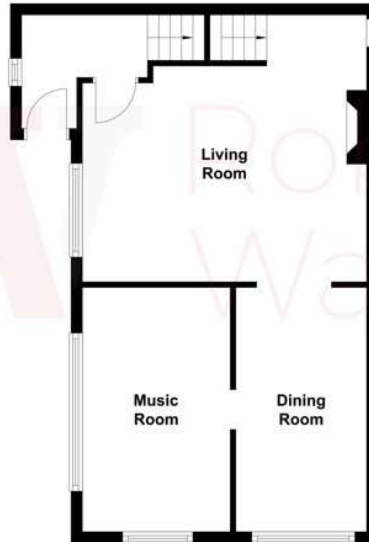
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



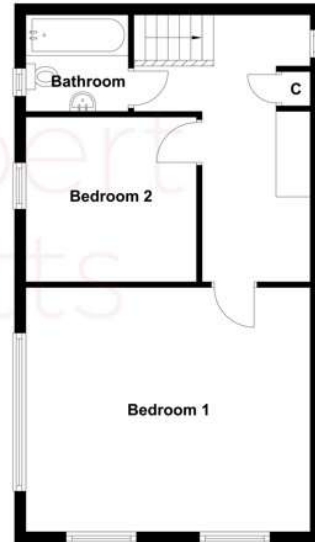
Lower Ground Floor



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		