



Robert Watts

Signature

PRESTIGIOUS RESIDENTIAL PROPERTIES THROUGHOUT BRADFORD & KIRKLEES

Beech House, 27 Cliffe Lane, Gomersal, Cleckheaton, BD19 4EU



Signature Homes by Robert Watts offer for sale this substantial and impressive extended detached, with accommodation spanning approximately 2,500 square feet. The house has beautiful well stocked gardens, with views over fields and has an expansive plot size of approximately 0.43 acres. With 4 bedrooms, 3 reception rooms+ 2 en-suite`s. Ideal family home with ample room for both relaxation and entertainment, one of the standout features of this property is the super family room with vaulted ceiling and a galleried landing. Situated in this semi rural location, yet within minutes to "Chain Bar" roundabout (J26/M62), so offers great access to all commuter networks. The busy and vibrant Cleckheaton Town Centre is walking distance away. Houses of this quality and size are rare to the market. Not to be missed.

Asking Price £795,000

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HALLWAY

LOUNGE 18'6" x 15'5" (5.64m x 4.7m)

Feature fireplace with gas fire.

BREAKFAST KITCHEN 14'7" x 14'4" (4.45m x 4.37m)

Well appointed kitchen with range of units, worktops and breakfast bar. Integrated appliances include; - hob, double oven, fridge, freezer, second freezer and a dishwasher.

UTILITY ROOM 11'6" x 4'8" (3.5m x 1.42m)

Additional fitted units, sink, drainer and plumbing for a washing machine and space for a tumble dryer.

FAMILY ROOM/DINING ROOM 16'4" x 14' Approx (4.98m x 4.27m Approx)

Open to hallway.

HOME OFFICE 9'9" x 9'4" (2.97m x 2.84m)

GALLERIED LANDING 21' x 10'5" Approx (6.4m x 3.18m Approx)

Spacious galleried landing with balcony overlooking the front hallway and the family room.

MASTER BEDROOM 15'7" x 13'4" (4.75m x 4.06m)

Fitted wardrobes to two walls.

EN-SUITE 9'6" x 9'5" (2.9m x 2.87m)

Free standing bath, double walk-in shower, low flush WC and his and her washbasins.

BEDROOM 2 19'9" x 14'9" (6.02m x 4.5m)

BEDROOM 3 14'9" x 9'5" (4.5m x 2.87m)

HOUSE BATHROOM 9'5" x 9'2" (2.87m x 2.8m)

Modern suite, with spa bath, double walk-in shower and vanity sink unit.

BEDROOM 4 Ground floor bedroom.

EN SUITE 9'7" x 9'4" (2.92m x 2.84m)

Ground floor en-suite, with walk in shower enclosure. Fitted vanity sink unit.

EXTERIOR GARAGE 17'8" x 17'8" (5.38m x 5.38m)

OUTSIDE Set on a generous plot of approximately 0.43 acres, with fabulous far-reaching views to the rear. The gardens are laid mainly to lawn with borders well stocked with established plants and bushes, complementing this is a generous patio seating area which provides the perfect space for al-fresco dining. Included with the sale is a greenhouse and a summer house / studio with fitted lighting. To the front of the property there is ample off-street parking leading to double garage (17'8" x 17'8") with electric door.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(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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