



25 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Impressive Detached house providing 3/4 Bedrooms and offering offers a deceptively spacious footprint. With a high specification and versatile accommodation to suit any number of buyers and the proximity to the local schools, including well regarded BBG and Oakwell Hall Country Park will appeal to families.

Comprises lounge, kitchen, study, two ground floor bedrooms and bathroom and two ensuite bedrooms with dressing rooms on the first floor.

Asking Price £395,000

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BREAKFAST KITCHEN 15'5" x 9'2" max (4.7m x 2.8m max)

Range of contemporary wall and base units with a grey gloss finish, 20mm Quartz worktops and breakfast bar, one and a half bowl sink with Quooker Fusion brush finished tap, providing hot, cold and boiling water, built in detergent dispenser. Neff electric oven with slide and hide design door, induction hob with telescopic extractor over. Integral slim line Bosch dishwasher. Stable door to side.

UTILITY ROOM 8'2" x 8'2" max (2.5m x 2.5m max)

Wall and base units including sink unit. Plumbing for auto washer. Wall mounted boiler.

INNER HALL Spacious Inner Hallway with open staircase to the First Floor.

STUDY 6'7" x 3'11" (2m x 1.2m)

GROUND FLOOR BEDROOM 4 13'1" x 10'2" (4m x 3.1m)

uPVC French doors leading to the garden. Could be used as Dining Room.

GROUND FLOOR BEDROOM 3 10'10" x 9'10" (3.3m x 3m)

GROUND FLOOR BATHROOM/W.C. Four piece luxury modern suite including free standing bath, walk-in glazed shower, hand wash basin and W.C. Tiling to walls and floor. Chrome heated towel rail.

LANDING Pleasant open landing area which makes an ideal place to read or relax with natural light from Velux window.

MASTER BEDROOM 15'1" x 13'1" max (4.6m x 4m max)

Walk-wardrobe with shelving. Access to;-

EN-SUITE SHOWER ROOM/W.C. White suite comprising glazed shower cubicle, wash hand basin and W.C. Tiling to walls and floor. Chrome heated towel rail.

BEDROOM 2 16'5" x 13' max (5m x 3.96m max)

Walk-in wardrobe with fitted wardrobes. Access to;-

EN-SUITE SHOWER ROOM/W.C. Three piece suite comprising glazed shower cubicle, wash hand basin and W.C. Tiling to walls and floor. Chrome heated towel rail.

OUTSIDE Paved driveway for parking for 3 to 4 cars to the side and single brick garage measuring 18'8" x 11'10" (max) having electric doors. Pleasant low maintenance garden to the rear.

TENURE Freehold

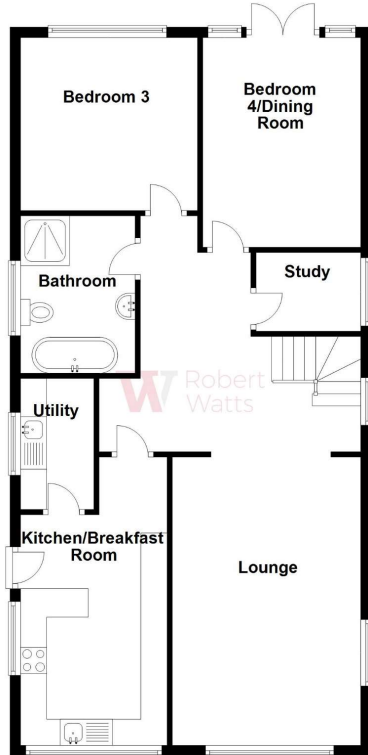
COUNCIL TAX BAND D - Kirklees

PLEASE NOTE Outline planning permission has been granted for 10 dwellings to the land to rear of the property. Please refer to Kirklees Council for further details. Reference 2022/60/92100/E

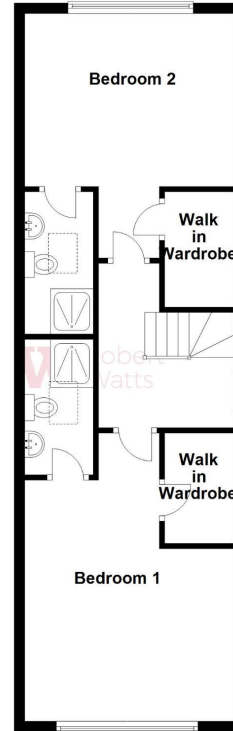
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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

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