



80 Upper Lane, Little Gomersal, Cleckheaton, West Yorkshire, BD19 4JF  
Asking Price: £449,500



**80 Upper Lane, Little Gomersal,  
Cleckheaton, West Yorkshire, BD19  
4JF**

Delightful Extended Detached House, situated in this highly sought after and desirable location. The property has been significantly improved and enhanced in recent years to provide a superior and rare to the market home. With 3 Bedrooms & En Suite, together with quality fixtures and fittings throughout. Further features include an impressive 20 foot Orangery.

To the outside, lovely landscaped garden, ideal for outdoor relaxing. Not to be missed.



**Entrance Hall Composite door. Hardwood flooring.**

**Lounge 17'2" (5.23) x 11'8" (3.56) into alcove  
Free standing Log Burner Stove Fire. French doors  
leading to;-**

**Orangery/Reception Room 20'1" (6.12) x 11'8" (3.56)  
approx.  
Impressive 20 foot Orangery, providing a delightful  
entertaining room, overlooking the rear garden.  
Hardwood flooring. Wall mounted fire. French doors  
leading to the rear.**

**Kitchen 17'1" x 7'8" (5.2m x 2.34m)  
Well equipped kitchen with a quality range of units,  
worktops and sink unit. Range cooker and extractor  
hood. Integrated dishwasher, microwave and wine  
cooler. Tiled flooring with part tiled walls.  
Underfloor heating.**

**Utility Room Plumbed for automatic washer and  
dryer. Leading to;-**

**Downstairs W.C.**

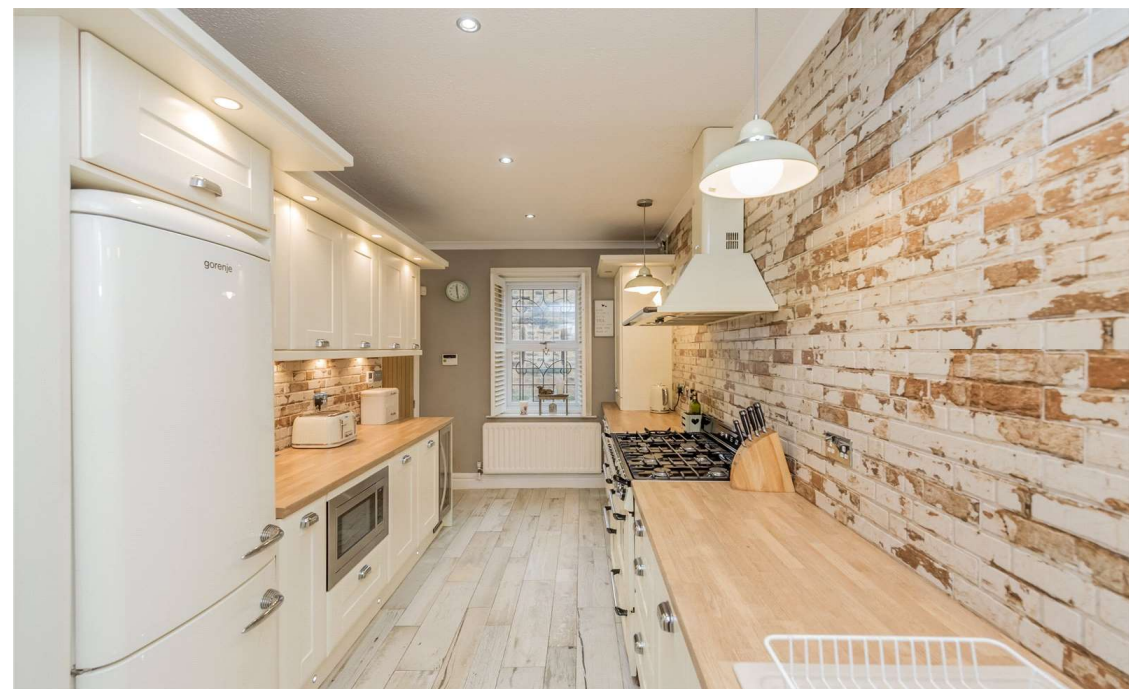
**Landing Useful, built in airing cupboard.**













**Master Bedroom 17'4" x 9'5" max. (5.28m x 2.87m max.)**

**Spacious Master Bedroom with En-Suite and walk-in wardrobe.**

**En-Suite Wet Room/W.C. Modern En-Suite Wet Room/W.C. Tiled flooring and walls. Radiator.**

**Bedroom 2 9'4" x 11'5" (2.84m x 3.48m)**

**Bedroom 3 9' x 0'8" (2.74m x 0.2m)**

**Bathroom/W.C 10'1" (3.07) x 5'8" (1.73) + walk-in recess**

**Modern Bathroom with 'Jacuzzi' air bath. Engineered wood flooring and tiled walls.**

**Outside Open plan block paved parking/front garden area. Access to the rear is via electric operated roll over doors leading to car port/parking. To the back, delightful, landscaped private garden, with low maintenance artificial grass area. Additional large porcelain paved patio terrace. The beautiful garden includes log store and shed. Two seating areas pergola, with two patio areas.**

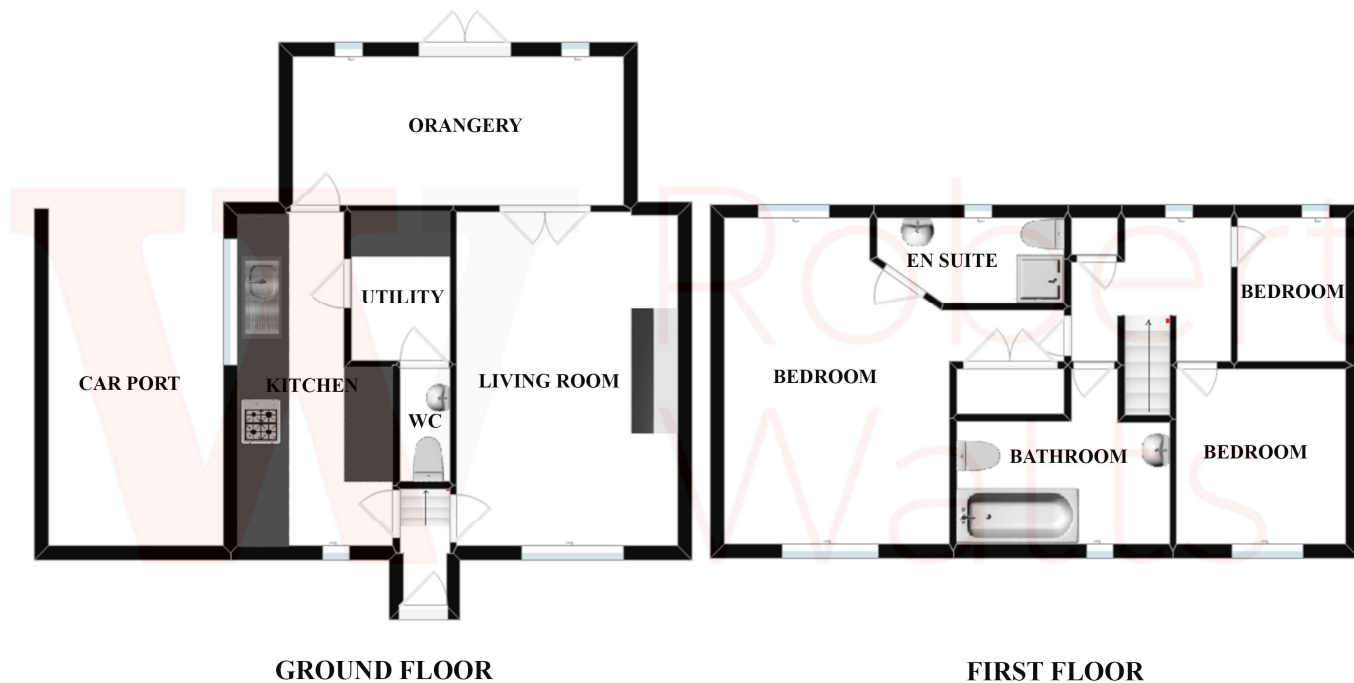
**Tenure Freehold**

**Council Tax Band C - Kirklees**

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

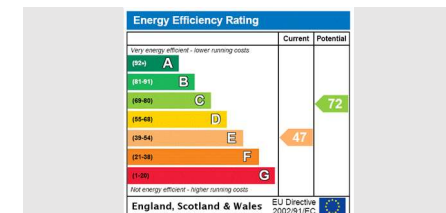




**AGENTS NOTES:**

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.



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**Robert Watts**