



117 Latham Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4AP
Guide Price: £480,000

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SWIFT MOVE SALE - QUICKER COMPLETION.

Signature Homes by Robert Watts present this impressive and beautifully enhanced Semi Detached boasting quality fixtures and fittings throughout. Recently improved to the highest standard, this home is exceptionally well presented and located in this highly sought after part of Gomersal. area. With 3 bedrooms + en suite along with lovely landscaped garden that is perfect for relaxation or entertaining guests. With parking and a garage, convenience is assured. This property offers a harmonious blend of modern comforts and timeless charm, making it an ideal choice for those seeking both luxury and practicality. Don't miss the opportunity to make this stunning property your new home.



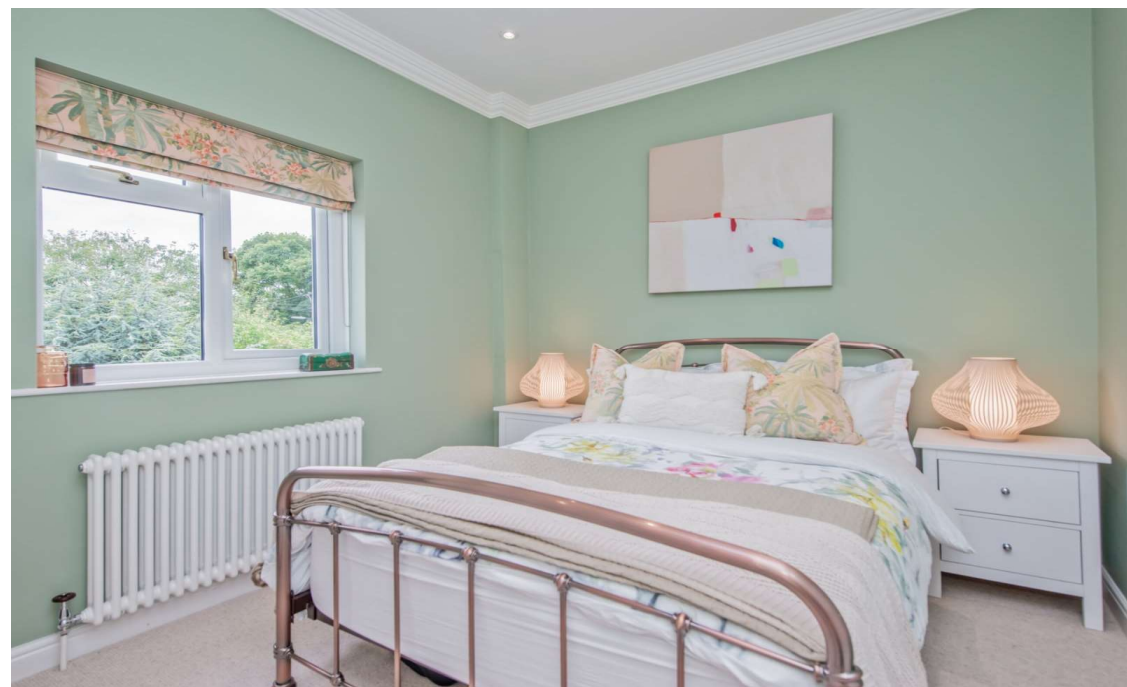
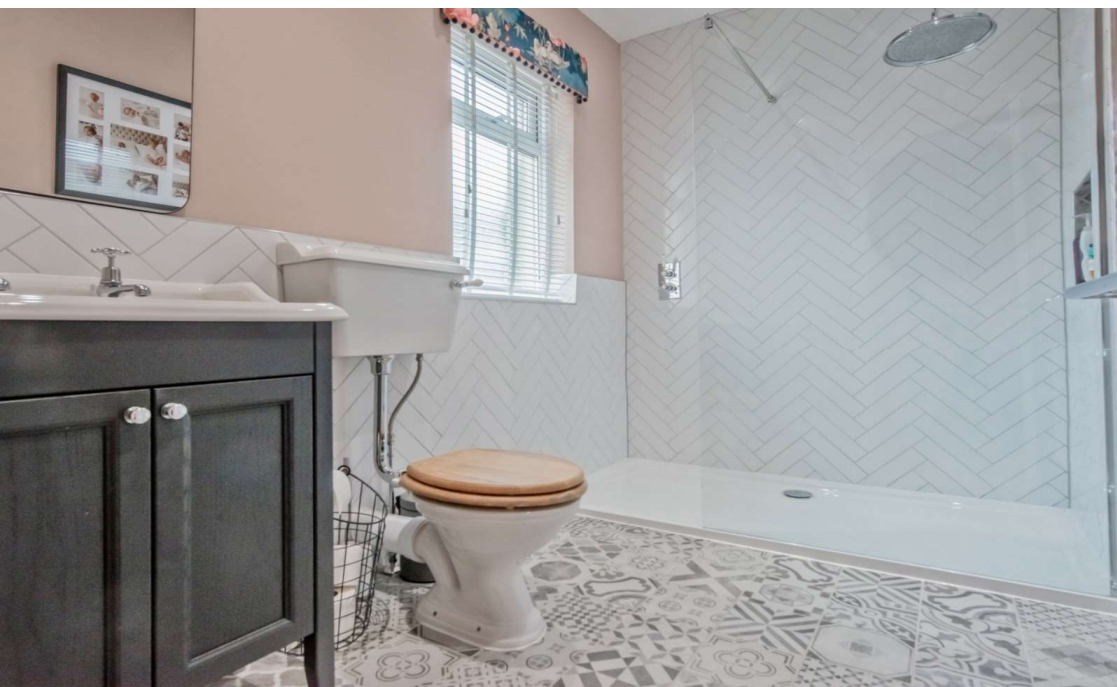
Entrance Hall Oak tread exposed stair with runner.

Lounge 15'5" x 16'3" (4.7m x 4.95m)
Feature limestone fireplace, integrated log burner. French doors to conservatory/sun room. Traditional horizontal four column radiator.

Conservatory/Sun Room Currently used as an office and sitting room with easy access to garden, giving it a nice indoor/outdoor feel.
Two vertical radiators to heat the room.







Kitchen 15'1" x 13'4" (4.6m x 4.06m)

Lovely fitted bespoke kitchen that incorporates all attributes to be expected. Includes: Integrated Zanussi fridge / freezer and dishwasher. AEG side by side double oven + AEG 5 ring induction hob with extractor. Quooker boiling tap with cold filter. Quartz worktops. Traditional column radiators - 1 horizontal and 1 tall vertical both two column. Oak double larder cupboard.

Utility Room 8'7" x 8'1" (2.62m x 2.46m)

Really useful room, that is used as a 2nd kitchen. Includes Neff microwave oven and separate oven. Integrated fridge and room for a second integrated freezer. Freestanding stackable Bosch washer and separate dryer - if buyer wanted. Traditional column radiator - 1 horizontal two column.

Boot Room/Rear Porch

Downstairs WC Burlington sanitary wear and washbasin with fixings. Traditional column radiator - 1 horizontal two column.

Cellar Fully light and dry storage space.

First Floor

Master Bedroom 14'3" x 9'4" (4.34m x 2.84m)

Lovely master bedroom that fits a king sized bed. Purpose light-up built in large triple wardrobe with triple drawers enclosed. Traditional column radiators - 1 horizontal and 1 tall vertical both two column.

En Suite Heritage basin unit with storage, along with Heritage sanitary ware. Walk in - shower with Burlington fixings.

Bedroom 2 11'7" x 9' (3.53m x 2.74m)

Good size double and currently has a large triple freestanding wardrobe (not staying in property) with white traditional column rad - 1 vertical two column

Bedroom 3 11' x 8'5" (3.35m x 2.57m)

Good size double this is the smallest of the 3 with white traditional column rad - 1 vertical two column

Bathroom 8'4" x 7'1" (2.54m x 2.16m)

House bathroom, converted from a bedroom to bathroom in 2020. With Heritage sink and floating toilet and Geberit flush. Quartz built unit with niche and nightlight. Heated anti-fog mirror. Heated towel rail. Roll top bath with Burlington shower and fixings. Electric underfloor heating.

Exterior Lovely plot position with southwest exposure, that has the sun to all the garden until sundown. Newly laid patio with indian slate. Raised beds - blank canvas to ready to plant. Laurels planted in 2023 and 2024 to create privacy all year round.

Features & Benefits *Engineered laminate LVT / karndean - honey oak flooring throughout the boot room, entrance hall, utility and kitchen

*Verisure alarm system fitted

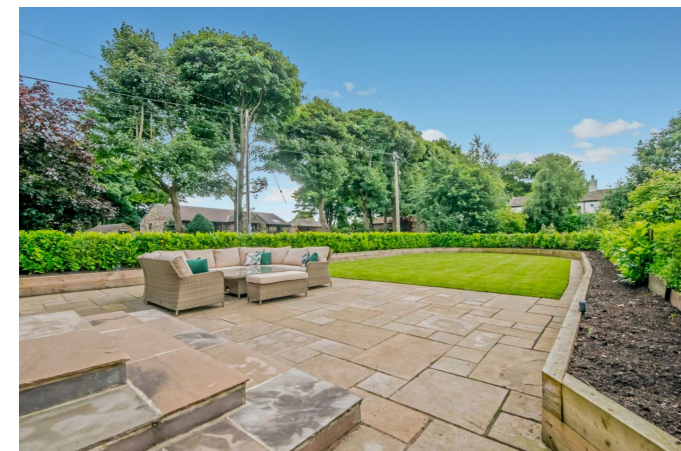
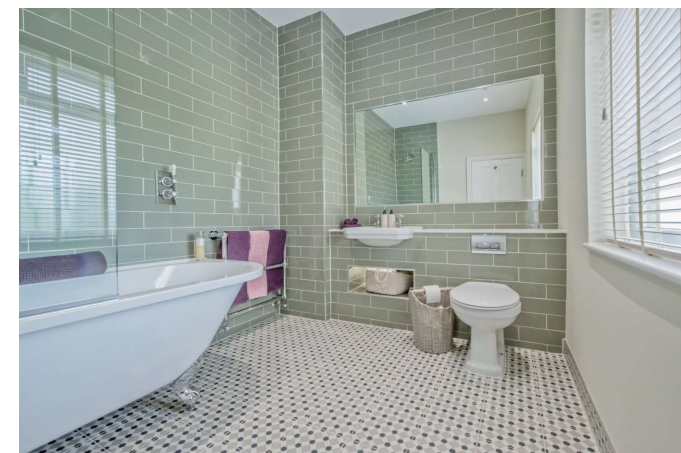
*Worcester Gas fired condensing combi boiler

Council Tax Band C - Kirklees

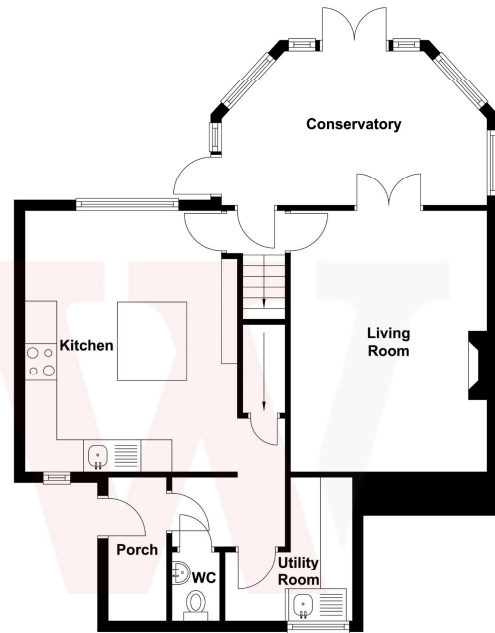
Tenure Freehold

IMPORTANT NOTICE

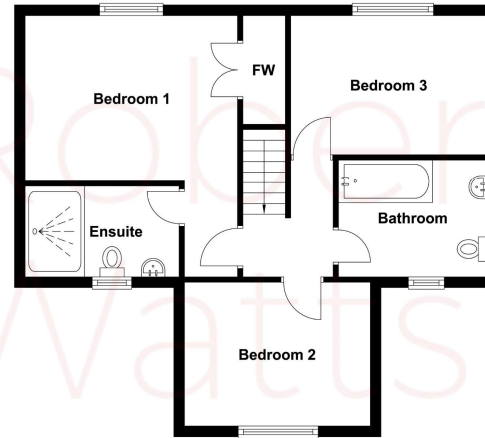
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.



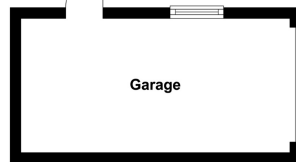
Ground Floor



First Floor



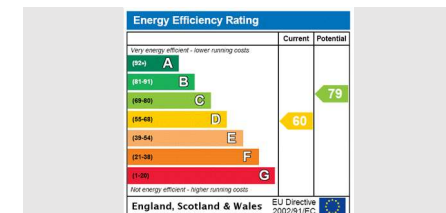
Garage



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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