



55 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

DELIGHTFUL THROUGH BY LIGHT TERRACE, which provides 2 BEDROOMS, with lovely enclosed garden. The compact property is well presented throughout and is situated in this ever popular location, within walking distance to Oakwell Hall. Set back from Moor Lane and part of a row of only 3 terraces houses. A DETAILED VIEWING IS ESSENTIAL.

The accommodation comprises: Open Plan Lounge/Kitchen, , 2 Bedrooms & Bathroom.

Asking Price £160,000

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OPEN PLAN LIVING ROOM/KITCHEN 16' x 15' (4.88m x 4.57m)

Well equipped kitchen including a range of base and wall units, worktops and sink unit. Integrated fridge and freezer. Built in oven and hob. Attractive feature fireplace. Trap door leading to the cellar.

LANDING

BEDROOM 1 12' x 9' max (3.66m x 2.74m max)

BEDROOM 2 10' x 8' max (3.05m x 2.44m max)

Feature decorative fireplace.

BATHROOM/W.C. Lovely 'Period' style Bathroom with 'Roll Top' bath and shower.

OUTSIDE Set back from Moor Lane, with lovely enclosed garden.

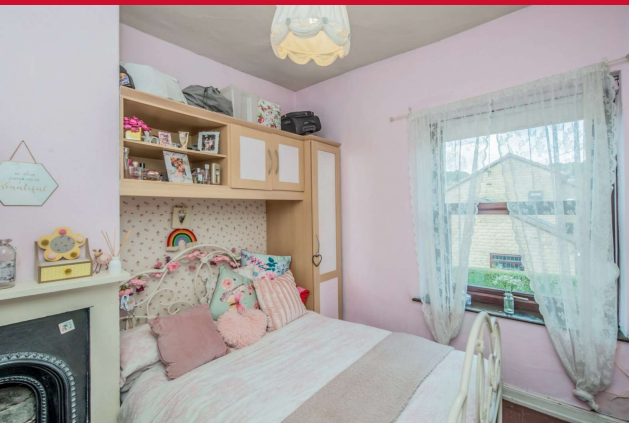
TENURE Freehold

COUNCIL TAX BAND A - Kirklees

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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	