



Honeycroft, 107 Latham Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4AP  
Asking Price: £545,000

**Honeycroft, 107 Latham Lane,  
Gomersal, Cleckheaton, West  
Yorkshire, BD19 4AP**

Signature Homes by Robert Watts present this charming period property located on this highly sought after road and desirable part of Gomersal. The house has been significantly altered and enhanced in recent years and was originally 2 houses that was knocked through in 2012 to create an elegant and spacious 3 bedroomed home with 3 reception rooms, having a perfect blend of period charm and modern convenience. Outside there is a beautiful well stocked garden at the front and low maintained garden at the back, along with a double garage

Available with NO CHAIN.



**Front Porch**

**Entrance Hall**

**Lounge 16' (4.88) x 12' (3.66) into chimney breast  
Beamed ceiling. Access to cellar.**

**Cellar**

**Sitting Room 15'11" (4.85) x 11' (3.35) into chimney breast  
Feature brick fireplace built into chimney breast with  
gas fire. Beamed ceiling.**

**Snug 14' x 5'11" (4.27m x 1.8m)**

**Extended at the back to form lovely cosy room, ideal  
for relaxing or to be used as an office. 3 Velux Roof  
Lights. French doors leading to the garden.**

**Dining Room 17' x 10' (5.18m x 3.05m)  
Good sized Dining Room**

**Breakfast Kitchen 10' x 9' (3.05m x 2.74m)  
Well equipped fitted kitchen with a range of base and  
wall units, worktops and sink unit. Built in oven, hob  
and extractor.**

**Shower Room/W.C Ground Floor Shower Room, with  
white suite with corner shower cubicle.**







## Landing

**Bedroom 1 15'11" x 14' max (4.85m x 4.27m max)**  
**Beamed ceiling. Access to loft space.**

**Bedroom 2 10' x 10' (3.05m x 3.05m)**  
**Access to loft space.**

**Bedroom 3 15' x 14' max (4.57m x 4.27m max)**  
**The room needs a partition at the top of the stairs to separate as this was where next door was knocked through. Our clients never got round to doing this minor job.**

**Bathroom/W.C White bathroom suite with Vanity sink unit. Part tiled walls.**

**Outside The house occupies a good sized plot with a really beautiful well stocked and cared for garden at the front that has to be seen to appreciate. At the back, pleasant and private low maintained and enclosed garden. Separate detached double garage.**

**Tenure Freehold**

**Council Tax Band B - 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.**

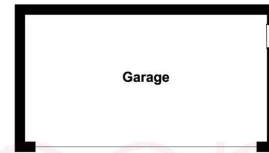
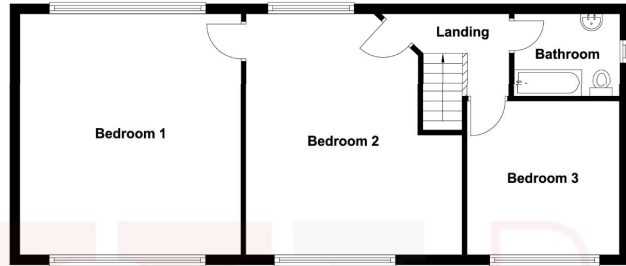
**Your home may be repossessed if you do not keep up repayments on your mortgage.**

### IMPORTANT NOTICE

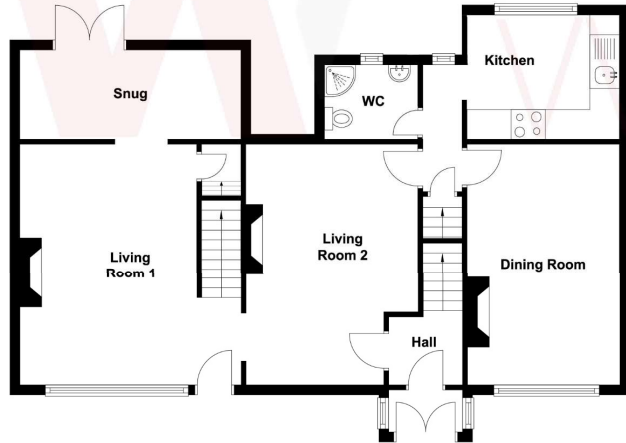
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**First Floor**



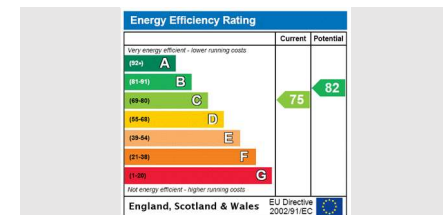
**Ground Floor**



**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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