

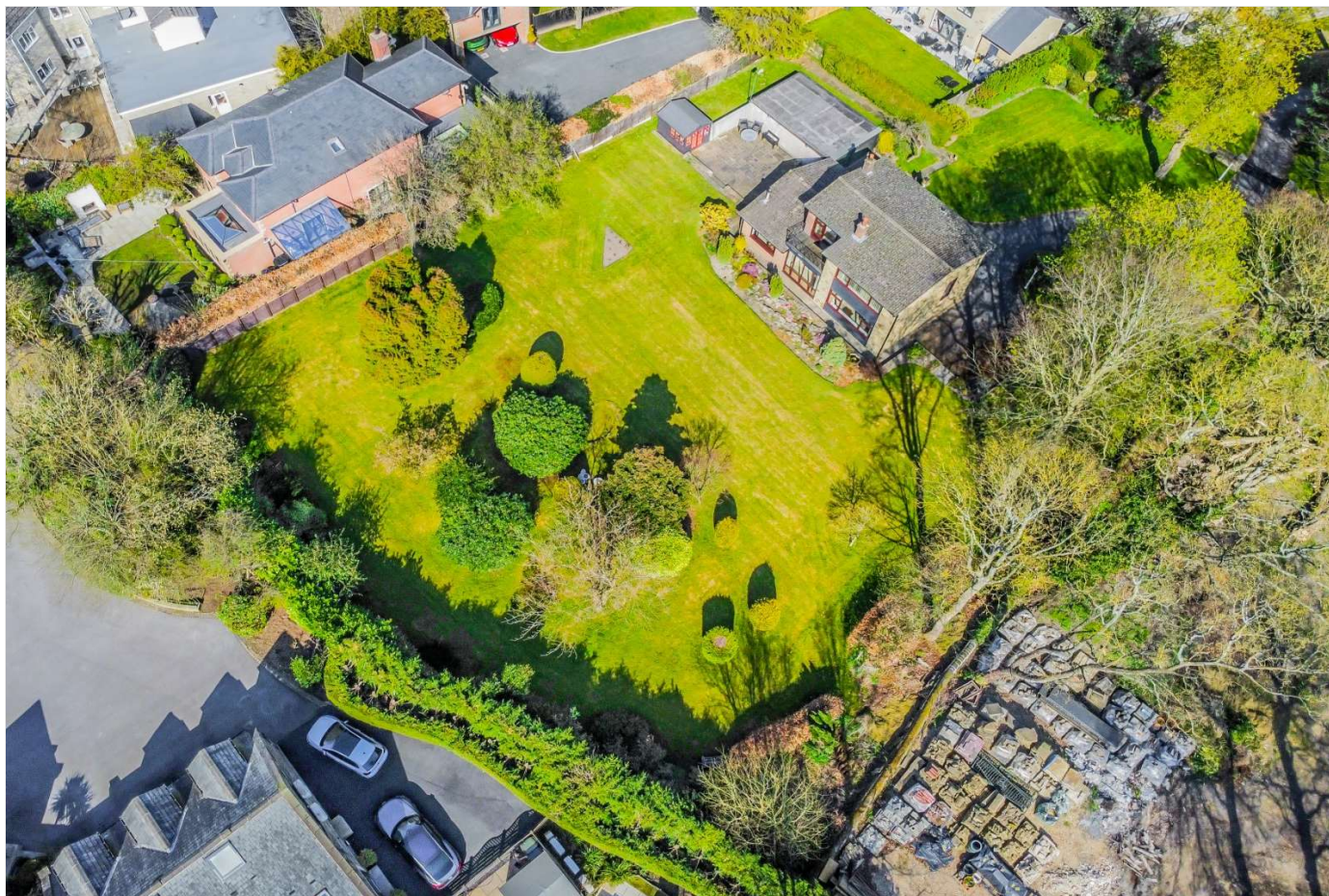


Lowood, 341 Oxford Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4LA
Guide Price: £600,000

**Lowood, 341 Oxford Road,
Gomersal, Cleckheaton, West
Yorkshire, BD19 4LA**

SUBSTANTIAL PLOT: Signature Homes by Robert Watts offer for sale a super opportunity to purchase a detached property on a large plot of approximately 0.7 acre. Rarely do you find gardens as large as this on a single plot and so offers vast potential to either extend, enhance or demolish and create a once in a lifetime dream home. Originally built in the 1960's the house has changed over the years and now offers 3 bedrooms with 3 reception rooms. To the outside, set well back from the main road with ample parking double garage and amazing, beautiful well established gardens.

Situated in this highly sought after location, ideally positioned close to all major commuter routes of J26 & J27 M62. Viewing is highly essential.



Entrance Porch

Hallway Staircase with return leading to first floor.

Downstairs W.C.

Lounge 16'11" x 15' max (5.16m x 4.57m max)
Built in gas fire.

Dining Room 12' (3.66) x 9'11" (3.02) + recess
Light and airy dining room.

Snug/Sitting Room 12' x 12' (3.66m x 3.66m)
Cosy room at the back of the house with own access outside.

Ground Floor Shower Room/W.C.

Breakfast Kitchen 17' x 9' (5.18m x 2.74m)
Well equipped range of units with double oven and hob.

Landing

Master Bedroom 15' x 14'10" (4.57m x 4.52m)
Bedroom 1 overlooking the gardens. Fitted wardrobes and bedroom furniture.

Bedroom 2 13' x 10'10" (3.96m x 3.3m)
Bedroom 2 overlooking the gardens with access to balcony terrace. Fitted wardrobes.







Bedroom 3 14' x 6' (4.27m x 1.83m)

Shower Room/W.C. 'Walk-In' shower enclosure.
Separate W.C.

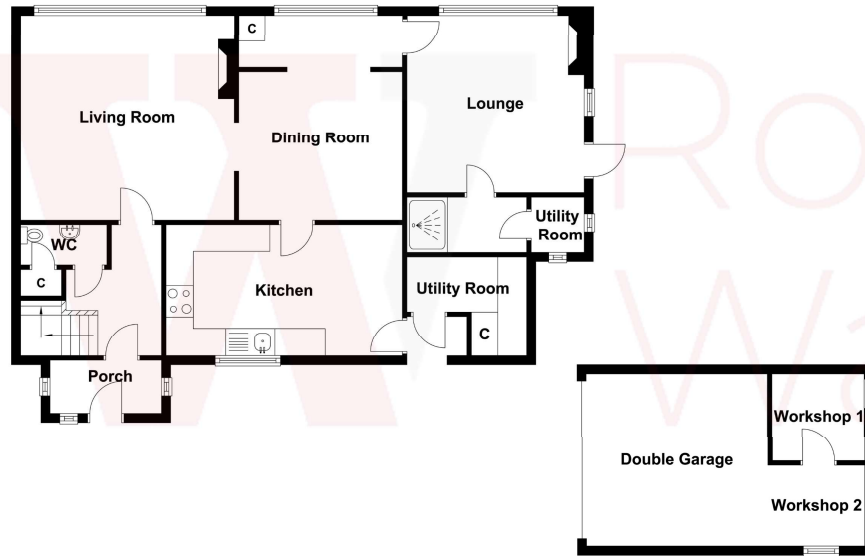
Outside Occupying a very desirable plot of approximately 0.7 acre. Set back from main Oxford Road, with own private access/driveway. Leads to ample parking and detached double garage. At the back, you really have to "see it to believe it". Beautiful, well established garden and grounds. Rarely do you find gardens as large as this on a single plot.

IMPORTANT NOTICE

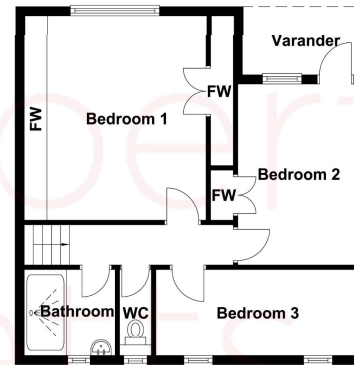
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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



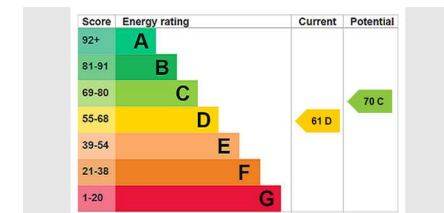
First Floor



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.



Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 | wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf - 1-3 Carr House Road, Shelf, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

www.robertwatts.co.uk/signaturehomes

