



12 Copper Beech View, Oxford Road, Gomersal, West Yorkshire, BD19 4FD
Asking Price: £865,000

Signature Homes by Robert Watts offer for the sale this stunning landmark property within an exclusive gated development.

Originally the old farmhouse, dating back to the 1800's, the property was restored and extended in 2024 to provide a truly special modern family home. With no expense spared, with a mix of Yorkshire stone and render, the house combines a contemporary and traditional aesthetic giving this partial new build, conversion with an immaculate and stunning finish.

Consisting of only nine properties positioned at the head of this exclusive gated development and providing substantial living accommodation of approximate 3000 square foot, including 5 Bedrooms, 3 En Suites + House Bathroom.

Situated in this sought after part of Gomersal and within easy reach of Leeds City Centre and minutes to "Chain Bar" roundabout (J26/M620) allowing a commute to Manchester and the North West. Rarely do properties of this style and standard come to market. Viewing is essential.



Entrance Hall Oak frame storm porch to entrance

Dining Hall/Reception Room 15'11" x 12' (4.85m x 3.66m)

As you walk into the property, you step into this lovely open plan Dining Hall/Reception Room, which in turn leads to the Lounge.

Lounge 24' x 15' (7.32m x 4.57m)

Positioned at the rear of the property, with Bi-fold doors leading out to the garden. Access to understairs walk in store cupboard.

Kitchen/Family Room 26' x 16' (7.92m x 4.88m)

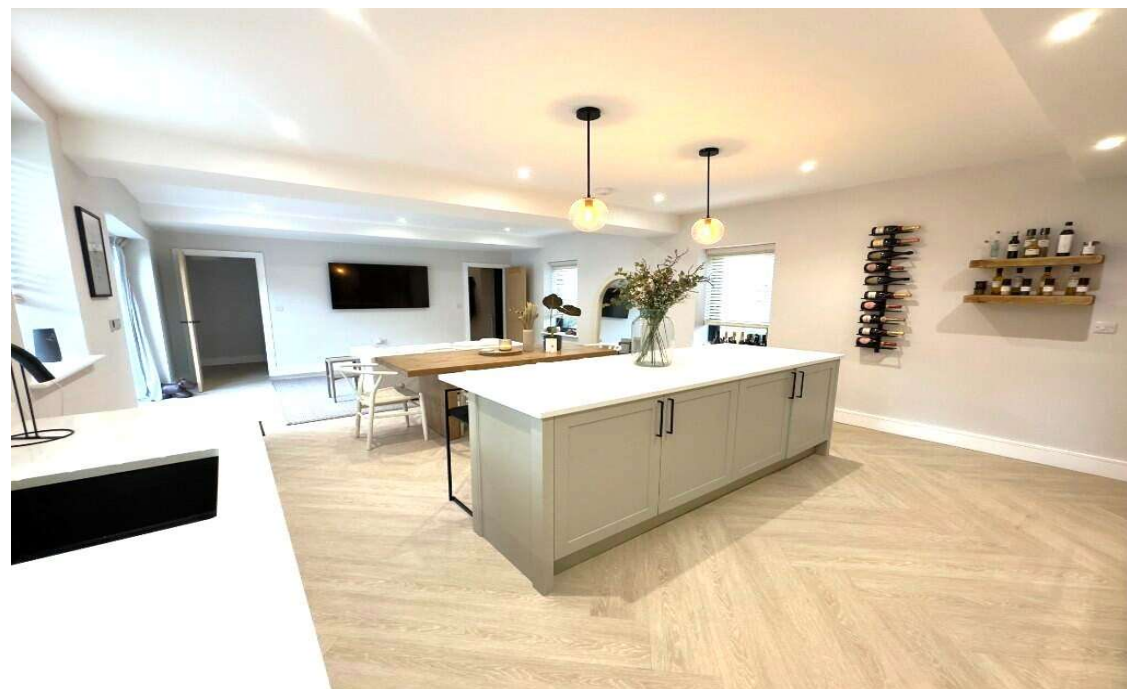
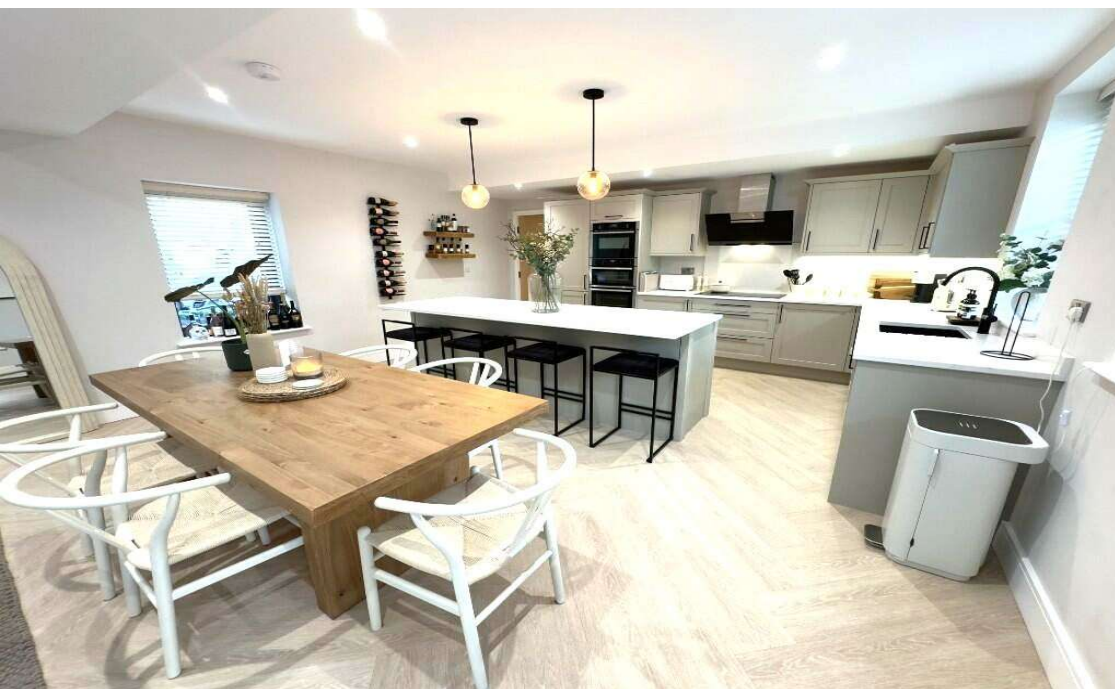
Super sized Kitchen/Family Room that is perfect for families to sit, eat and relax. Furnished with a quality "Shaker" style range of units with Neff appliances including oven, microwave oven, dishwasher, fridge freezer. Central island/breakfast bar. Bi-fold doors leading from both kitchen into the garden.

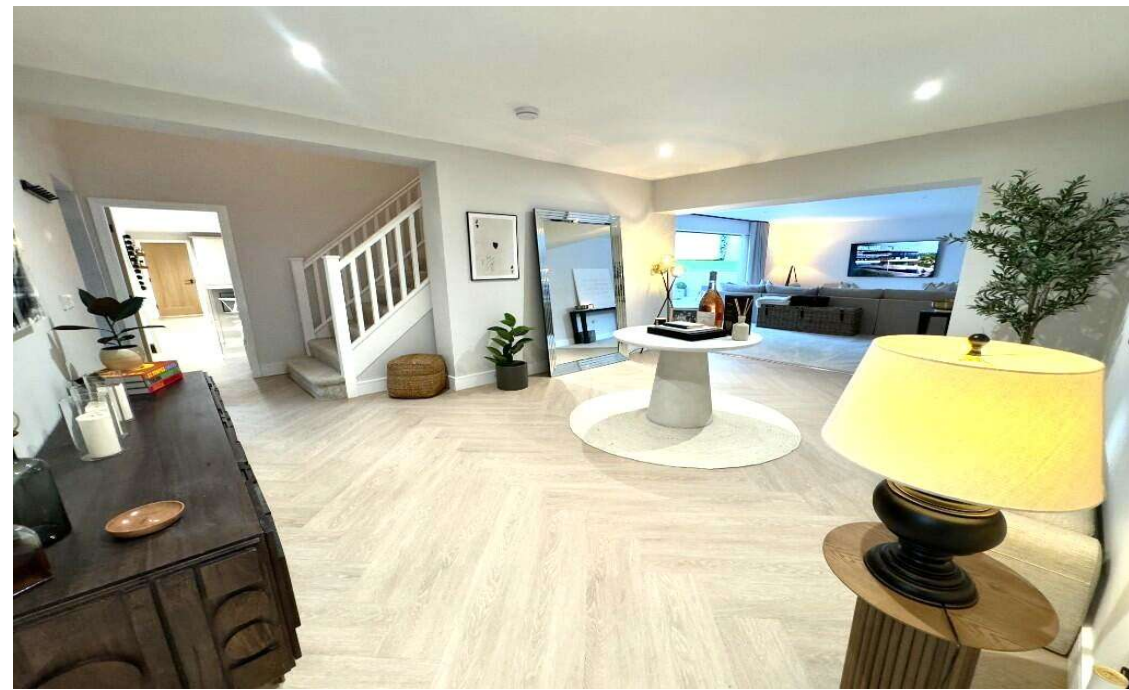
Utility Room 12' x 7' (3.66m x 2.13m)

Multi purpose room that was built as an utility room, but can be used as an office. Fitted wall units and cupboard.

Downstairs WC







Landing

Master Bedroom 18' x 15' (5.49m x 4.57m)

Generous sized principle Master Bedroom, with double height ceiling, together with en suite and walk in wardrobe.

Ensuite Shower Room En Suite Wet Room, walk in shower enclosure.

Bedroom 2 14' x 10'10" (4.27m x 3.3m)

Guest Bedroom 2, with en suite and walk in wardrobe.

Ensuite Shower Room

Bedroom 3 9' x 7' (2.74m x 2.13m)

Ensuite Shower Room

Bedroom 4 12' x 10'10" (3.66m x 3.3m)

Bedroom 5 13' x 12' (3.96m x 3.66m)

Currently used as a dressing room. Enhanced by having impressive bespoke fitted 12 foot high closets featuring illuminated floor to ceiling.

House Bathroom Luxurious house bathroom/wet room with a beautiful suite, consisting of free standing roll top and walk in shower enclosure. High gloss tiled flooring

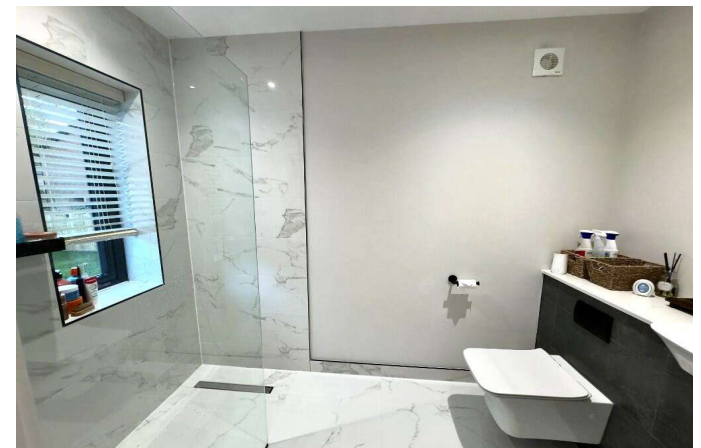
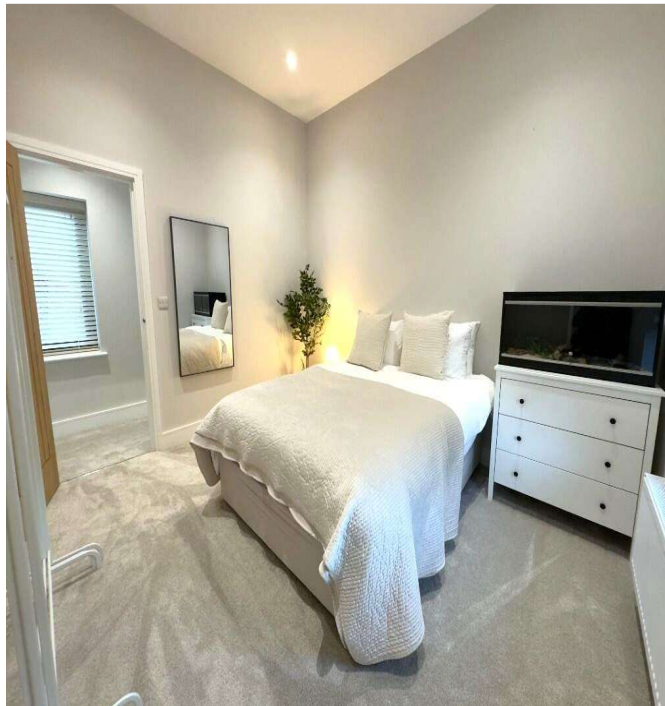
Garage 16' x 11' (4.88m x 3.35m)

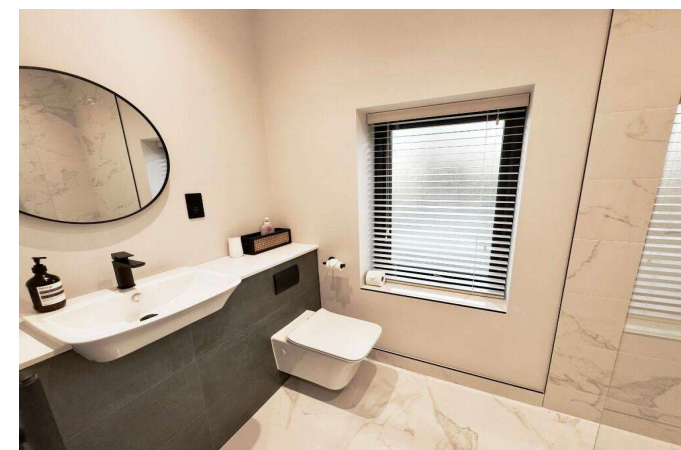
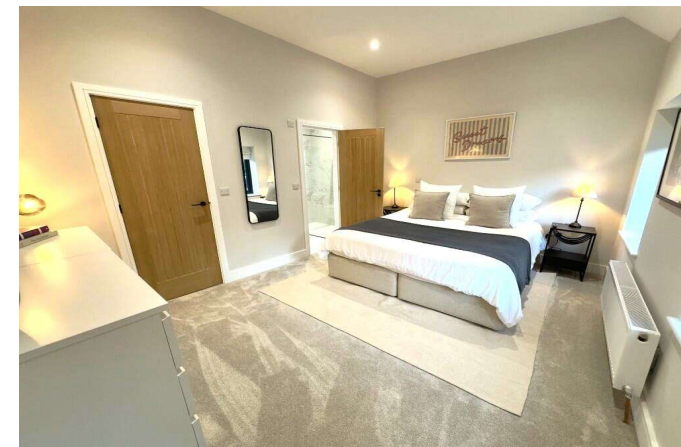
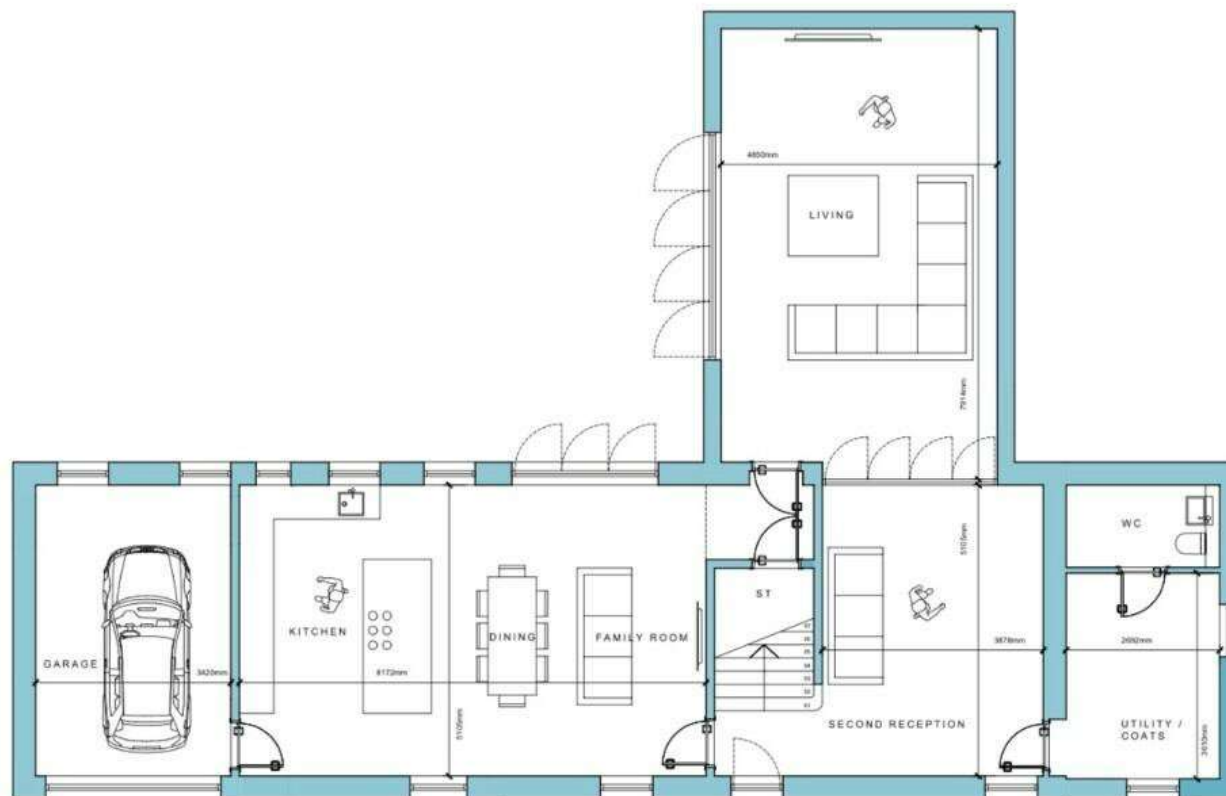
Outside Access via electric gates, leading to driveway with space for up to 5 cars. Integral Garage with electric roller door. EV charger. At the back, is a lovely landscaped private and enclosed garden with large paved patio terrace, making it an ideal space for families to enjoy entertaining and playing in the garden.

Features & Specification App controlled Hive central heating & hot water system with multi zone underfloor heating throughout
8 years of 10 year new building warranty remaining
Full security camera system installed across site with motion sensor, live view & recording
Wide plank bleached oak herringbone flooring and luxury silk carpets throughout
Bespoke blinds & designer soft furnishings fitted to all windows

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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