



76 Lower Lane, Little Gomersal, Cleckheaton, West Yorkshire, BD19 4HZ
Asking Price: £699,000

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Beautiful 5 Bedroomed family home within a courtyard setting.

Signature Homes by Robert Watts offer for sale this immaculately presented stone built executive detached house, that is situated in this highly sought after location in Little Gomersal. Occupies a premier plot position within a courtyard setting of only 3 detached properties. The house would make an ideal family home, with 5 bedrooms and 4 reception rooms. Outside, lovely gardens and there are 2 double garages. One is a detached double garage and one is the double integral garage.

Houses of this type and size are rare to the market and such a detailed viewing is essential.



Entrance Hall Access to Integral garage.

Downstairs W.C. White suite. Tiled walls. Heated towel rail.

Lounge 22'10" x 12' (6.96m x 3.66m)
Good sized 22 foot room with gas 'stove effect' fire into the chimney breast.

Office/Study 10'10" x 6' (3.3m x 1.83m)

Snug/Sitting Room 11' x 11' (3.35m x 3.35m)
Lovely cosy room with multi fuel stove fire built into the chimney breast. uPVC French doors.

Dining Kitchen 14' x 10' (4.27m x 3.05m)
Well equipped Kitchen, with a range of units and worktops. 2 ovens, ceramic hob and extractor hood.

Landing

Master Bedroom 12' x 12' (3.66m x 3.66m)

En-Suite Dressing Room/Bathroom 25' x 6' (7.62m x 1.83m)

One of the standout features of the house is this luxurious bathroom/dressing room. Akin to a 5 star hotel suite, the room is furnished with white bathroom suite, roll top bath and corner shower cubicle. Complimented with a dressing table and matching furniture.







Bedroom 2 12' x 8' (3.66m x 2.44m)

Bedroom 3 12' x 9' (3.66m x 2.74m)

Bedroom 4 10'11" x 7'11" (3.33m x 2.41m)

Bedroom 5 7'11" x 6' (2.41m x 1.83m)

Bathroom/W.C. 10' x 7' (3.05m x 2.13m)

4 piece bathroom suite with separate corner shower cubicle. Tiled walls. Headed towel rail.

Outside Set back from Lower lane, forming part of this exclusive courtyard setting of only 3 detached houses. Having the largest plot, with lawned garden to the front. Additional gardens surrounding the whole of the houses. In addition there is ample parking and there are 2 double garages. One is a detached double garage and one is the double integral garage.

Please Note If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

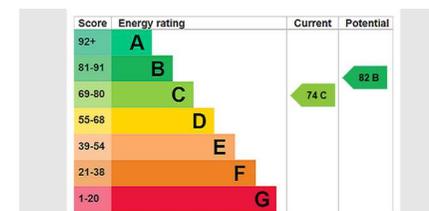




AGENTS NOTES:

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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