



## **61 Knowles Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4LE**

BEAUTIFUL CHARACTER RESIDENCE.

A super opportunity has arisen to purchase this delightful Extended End Cottage tucked away in the little know cul de sac backwater location off Knowles Lane. The property has been subject to significant and extensive works in recent years to create a stunning and inviting family home, with quality fixture and fittings. Provides 3 Bedrooms, with 3 Reception Rooms and to the outside lovely gardens, ample parking and garage. Rarely do properties of this style and calibre come to the market. NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Sitting Room, Kitchen, 3 Bedrooms, Bathroom & Wet Room.

**Asking Price £430,000**

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## ENTRANCE HALL

### LOUNGE 16'10" x 14' (5.13m x 4.27m)

Cosy Lounge with feature brick fireplace and log burner stove fire. Stone flooring.

### SITTING ROOM 16'x 14' max (4.88mx 4.27m max)

A super Sitting Room / 2nd reception room that has been extended to create a great light and airy family space. With part double height ceiling with Velux window. Log burner fire. Stone flooring. uPVC doors leading to the side garden.

### BREAKFAST KITCHEN 16' x 8' (4.88m x 2.44m)

Beautiful Kitchen with a bespoke range of quality solid oak units to 3 walls, complimented with granite worktops and a ceramic sink. Stone flooring. Range cooker.

## LANDING

### MASTER BEDROOM 14' x 9'11" (4.27m x 3.02m)

Feature decorative fireplace. Fitted sliding wardrobe.

### BEDROOM 2 9' x 8' (2.74m x 2.44m)

### BEDROOM 3 15' x 8' max (4.57m x 2.44m max)

Fitted sliding wardrobe.

**BATHROOM** Modern white bathroom suite with tiled walls and flooring. Freestanding bath.

**WET ROOM/SHOWER ROOM** Fully equipped Wet Room, with heated towel rail.

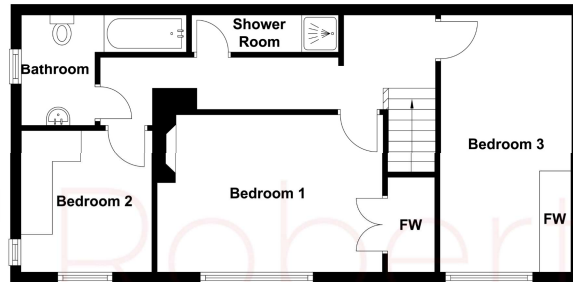
**OUTSIDE** Set back from Knowles Lane, leading to the head of the cul de sac, with shared access with only 2 other houses. The house occupies a lovely plot position, with beautiful well manicured gardens and ample parking. Own driveway + detached garage (with power). To the side is a lovely and private low maintenance garden, with decking terrace and outdoor BBQ area. Perfect for families to relax and enjoy.

**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.

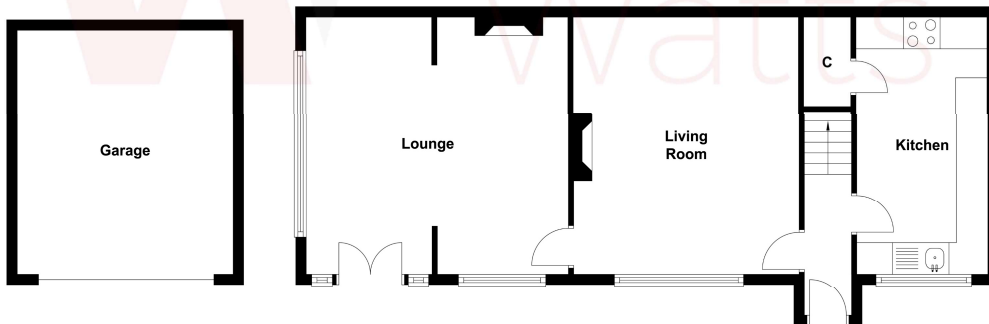
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



**First Floor**



**Ground Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		