



7 Dewsbury Road, Gomersal, Cleckheaton, West Yorkshire, BD19 4AX  
Asking Price: £675,000

## 7 Dewsbury Road, Gomersal, Cleckheaton, BD19 4AX

**FAMILY HOME WITH PADDOCK + STABLES.**

A super opportunity has arisen to purchase this individually designed and built **STONE BUILT 4 BEDROOMED DORMER DETACHED** along with **PADDOCK/LAND**. Making this highly desirable for **EQUESTRIAN ENTHUSIASTS**. The paddock/land has an overall size of approximately 0.87 acres, with main road access onto Dewsbury road. In addition, there is a 3 stable block and outbuilding/tack room.

Built by the present owner in 1987, with 2 ground floor bedrooms and 2 to the 1st floor and set back away from the main road, properties of this type and nature and rare to the market and it is situated in this popular part of Gomersal, with great commuter links.

**NOT TO BE MISSED.**



**Hallway Open staircase leading to Bedroom 3.**

**Lounge 18' x 10' (5.49m x 3.05m)**  
**Fireplace with a gas fire.**

**Kitchen Diner 21' x 9' (6.4m x 2.74m)**  
**Well equipped kitchen with a range of units, worktops and sink unit. Built in double oven and hob. Tiled walls. Sliding doors to the front.**

**Study 11' x 9' (3.35m x 2.74m)**  
**Stairs to Bedroom 4.**

**Side Porch**

**Master Bedroom 1 14' x 11' (4.27m x 3.35m)**

**En Suite Shower Room**

**Ground Floor Bedroom 2 13'10" x 8' (4.22m x 2.44m)**

**Dormer Bedroom 3 11' x 10'10" (3.35m x 3.3m)**

**Dormer Bedroom 4 12' x 10' (3.66m x 3.05m)**  
**Own access via Study.**

**Ground Floor Bathroom 10'10" x 7' (3.3m x 2.13m)**  
**4 piece bathroom suite. Corner Shower cubicle.**







**Outside Access** to reach the house is between numbers 25/27 Dewsbury Road and lead left up to reach no` 7. Has ample and substantial parking for several vehicles and cars, including a side driveway and additional block paved parking surrounding the whole house. Also included is a Double Garage (electric doors).

**Paddock** The paddock/land has its own separate main access off Dewsbury Road, with 2 title plan/deeds with overall size of approximately 0.87 acre. Main paddock is 0.55 acre, with the other piece at 0.32 acre, fronting onto Dewsbury road. 3 stable block, with additional outbuilding/tack room.

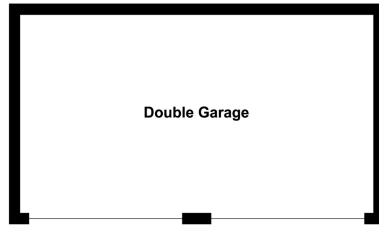
**Title Deeds** The house and paddock is made up of 3 title plans and we advise and prospective buyers to check and confirm such before proceeding with the sale.

**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.

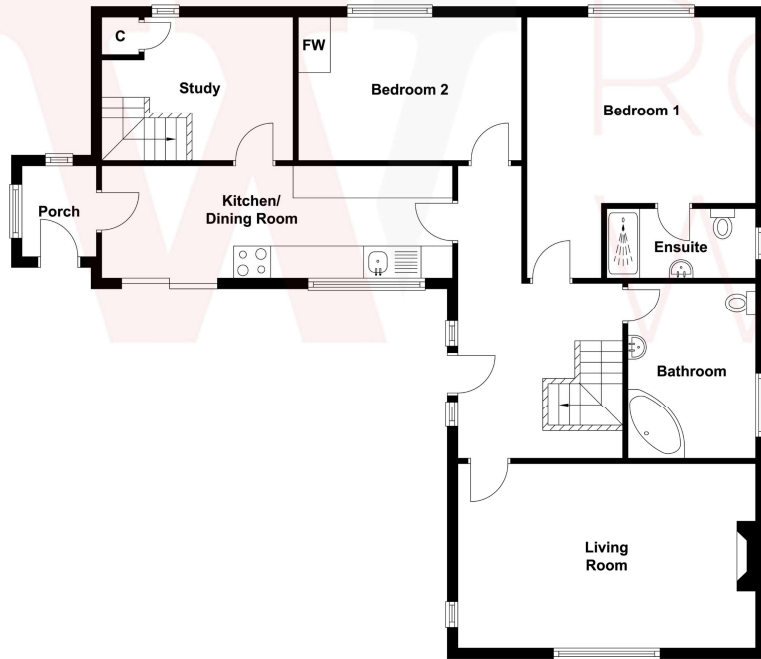
**IMPORTANT NOTICE**

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.

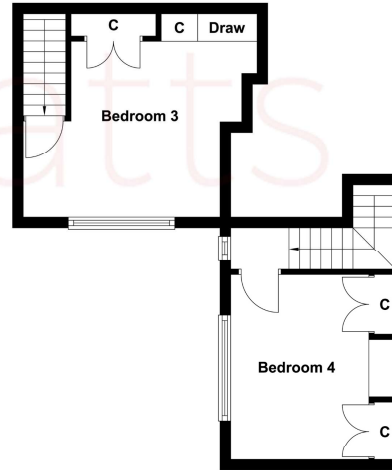




Ground Floor



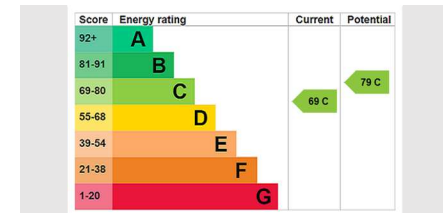
First Floor



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  

