



Greystones, 94 Upper Lane, Little Gomersal, Cleckheaton, BD19 4JF

Don't miss this super opportunity to own a home that effortlessly blends character with contemporary luxury, and which is offered with NO CHAIN. Nestled in the heart of the sought-after village of Little Gomersal with countryside walks on the door step, this attractive Wisteria clad period property is a rare find and suits both family buyers as well as downsizers. Boasting character and charm, this deceptively spacious four bedroom, two bathroom home has been finished to a high specification including the stunning open plan dining kitchen with feature island unit which is the focal point of this lovely home. The immaculate interior creates a warm and inviting ambiance cleverly combining traditional features with modern comforts and offers a unique and stylish living space that is sure to impress. Outside, a meticulously maintained south facing garden provides a serene retreat with an insulated garden room which is ideal for home office use, while secure off-street driveway parking adds to the property's appeal.

Offers in excess of £449,999

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ENTRANCE HALL

GUEST CLOAK ROOM Vanity sink and wc with chrome wall mounted heater and tiled flooring.

LOUNGE 18'1" x 9'2" max (5.5m x 2.8m max)

Feature fireplace with cast iron surround and wall mounted TV point. Sash windows.

KITCHEN DINER 15'9" (4.8) x 14'5" (4.4) max plus 9'6" (2.9) x 6'3" (1.9)

Stunning room with a modern German made kitchen with a range of wall and base units with complimentary work tops, inset ceramic sink and instant hot mixer tap. Feature island unit and breakfast bar with pendant lighting. Neff integral double oven and microwave plus induction hob with pop up extractor. Integral wine cooler, fridge freezer, auto washer and dishwasher. Pull out larder unit, built in pan and cutlery drawers and bin drawers, LED counter lighting and USB sockets. Beamed ceiling and oversized sandstone tiled flooring with stone fireplace and stove effect living flame gas fire. Double doors leading to garden.

FIRST FLOOR LANDING Useful under stairs storage cupboard housing boiler and CCTV unit.

BEDROOM ONE 14'9" x 12'6" max (4.5m x 3.8m max)

Double master bedroom with dual aspect. Exposed timber King Post roof truss. Double sash window.

EN SUITE Modern three piece suite comprising glazed shower cubicle, wc and hand wash basin. Tiled walls and floor and chrome heated towel rail.

BEDROOM TWO 9'6" x 8'10" (2.9m x 2.7m)

Double bedroom with feature stone wall, exposed timber beams and double sash window.

BEDROOM THREE 11'6" x 9'6" max (3.5m x 2.9m max)

Double bedroom with exposed timber beams.

BEDROOM FOUR 9'6" x 6'7" max (2.9m x 2m max)

With exposed timber beams.

BATHROOM Modern three piece suite comprising bath with waterfall tap, integral shower with rain forest head and glazed shower screen. Vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from delightful landscaped lawned garden and Yorkshire stone flagged patio to the side which is an ideal place to relax or entertain. Insulated timber garden room/summerhouse with power measuring 8'2 x 7'7 (2.5m x 2.3m) which is an ideal office space for those who WFH and attached storage shed. Gravelled driveway to front providing ample off street parking with security gates and CCTV. Outside lights and electric vehicle charging point.

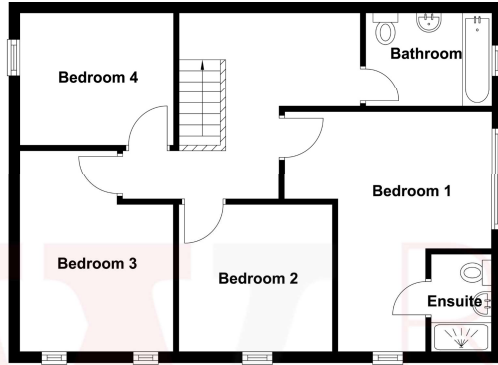
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

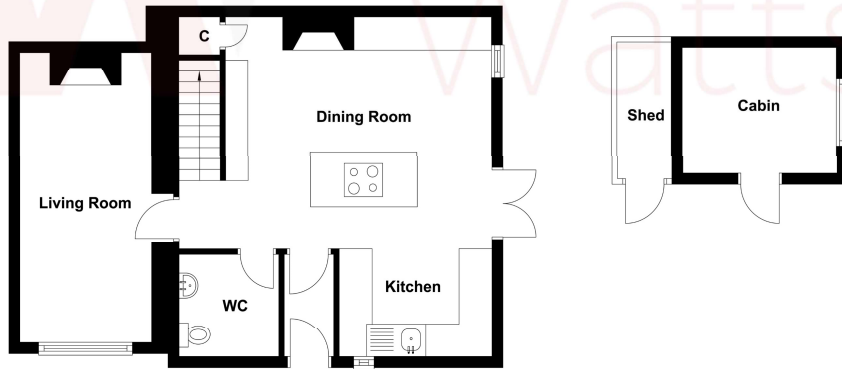
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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