



9 Lower Lane, Little Gomersal, Cleckheaton, BD19 4HY

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

Delightful, CHARACTER COTTAGE situated in this highly desirable village location which is ideal for professional couples, downsizers or FTB's. Offering an extended two bedroomed footprint this end terrace has gorgeous, FAR REACHING REAR VIEWS and sits directly opposite Sugden Park. Offering a nice mix of modern fixtures and fittings and cottage charm, it comprises modern kitchen, living room and dining area, two bedrooms, bathroom and sun lounge which takes advantage of the views across greenbelt/farmland. The property has a small front garden, a mature established rear garden and a single detached garage. NO ONWARD CHAIN.

Asking Price £245,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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LIVING ROOM 14'1" x 11'10" max (4.3m x 3.6m max)

Brick fireplace with wood burning stove. Feature beamed ceiling and useful storage cupboard. Open to;

DINING ROOM 14'5" x 5'11" (4.4m x 1.8m)

Two Velux windows with double doors to garden.

KITCHEN 16'1" x 5'7" max (4.9m x 1.7m max)

Modern range of wall and base units incorporating Quartz worktops, inset ceramic sink and mixer tap. Five ring hob range cooker including electric grill and two ovens, extractor. Plumbing for auto washer and wall mounted boiler. Quality 'Amtico' flooring.

FIRST FLOOR LANDING Useful storage cupboard.

SUN ROOM 16'1" x 3'7" (4.9m x 1.1m)

First floor sun room having insulated roof and being a good vantage point for the lovely far reaching views.

BEDROOM TWO 10'6" x 5'7" (3.2m x 1.7m)

Double doors providing access to the sun room.

BEDROOM ONE 10'2" (3.1) x 8'10" (2.7) plus alcove

Having fitted sliding robes.

BATHROOM Three piece suite comprising walk-in shower with 'Rain Forest' head, vanity sink and wc. Tiling to walls and floor, chrome heated towel rail and lit mirror.

LOFT Boarded loft and ladder access.

EXTERIOR 17'9" x 9'10" (5.4m x 3m)

The property benefits from lovely well stocked, South East facing rear lawned garden featuring flowerbeds and outside lighting. Single detached garage measuring 17'9 x 9'10 (5.4m x 3m) access from the side and small garden fronting Lower Lane.

Tenure - Freehold

Council Tax Band - B

EPC Rating - D

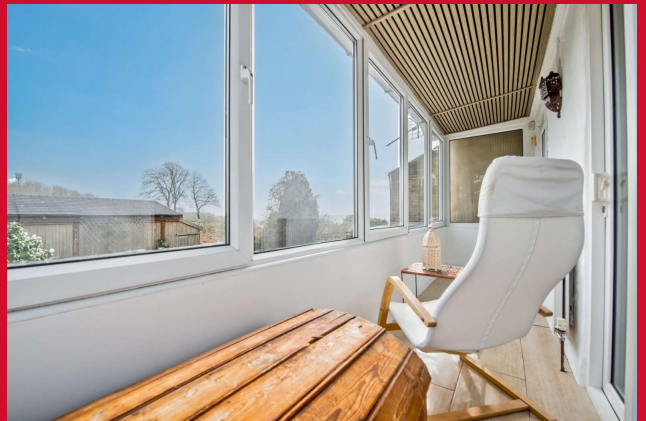
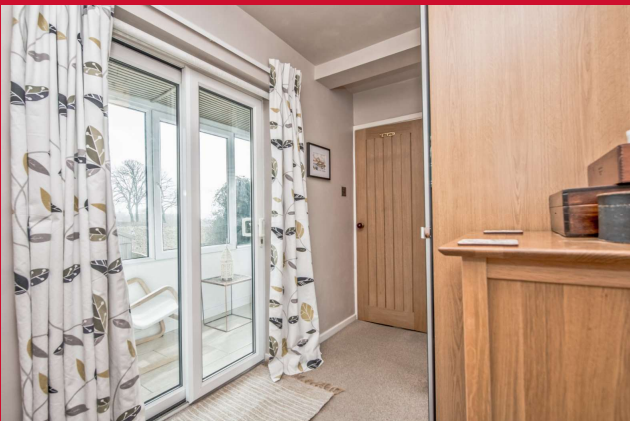
SWIFT MOVE SALE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

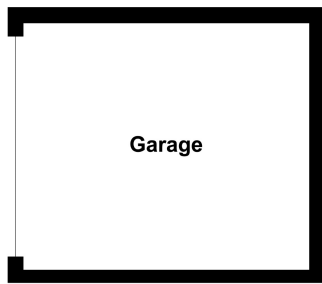
The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

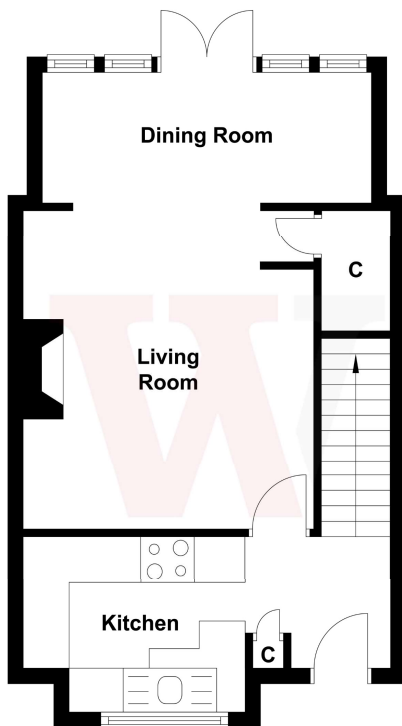
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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.

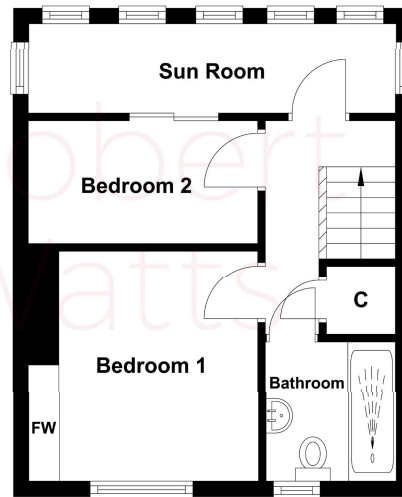




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		