



## 196 Spen Lane, Gomersal, Cleckheaton, BD19 4PJ

For those DISCERNING BUYERS looking for something a little bit different, this WELL PRESENTED, three bedroom end terraced house will appeal on all fronts. Situated in this IDYLLIC location with OPEN ASPECT VIEWS to three sides including over 'Spen Bowling Club' to the rear. Comprises hall, lounge, modern dining kitchen, conservatory and bathroom, the house has ample off street parking to the front with a good sized, well stocked rear garden with storage garage. Benefits from GCH and uPVC DG and sold with NO CHAIN. EPC - D.

**Asking Price £235,000**

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: Churchill House, Northgate, Cleckheaton, BD19 3HH

**f** RWEstateAgents **t** @robertwatts\_

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**ENTRANCE HALL** Hallway.

**LOUNGE 14'1" x 11'6" max (4.3m x 3.5m max)**

Timber mantle, with period picture rail and coving.

**KITCHEN DINER 17'5" x 10'2" max (5.3m x 3.1m max)**

Modern range of wall and base units, complimentary worktops and breakfast bar with one and a half bowl sink with mixer tap. Gas cooker point plus extractor, integral auto washer and pantry housing wall mounted boiler. Fireplace and electric fire with inset glazed alcove cupboard. Open to;

**CONSERVATORY 11'2" x 8'6" max (3.4m x 2.6m max)**

Enjoying views to the rear over the garden and bowling club. Room benefits from a radiator and blinds allowing it to be used all year round. Doors leading to decking.

**BEDROOM ONE 11'6" x 10'6" max (3.5m x 3.2m max)**

With fitted wardrobes.

**BEDROOM TWO 11'6" x 10'2" max (3.5m x 3.1m max)**

With fitted wardrobes and views over bowling green.

**BEDROOM THREE 8'6" x 6'7" max (2.6m x 2m max)**

With bed head cupboard.

**BATHROOM** Three piece suite comprising of integral shower and glazed shower screen over bath, WC and wash hand basin. Tiled walls and floor and chrome wall mounted towel heater.

**EXTERIOR** Extended driveway to front allowing off street parking for numerous vehicles and paved patio with open aspect views. Low maintenance, well stocked rear garden with decking area and paved patio area. Useful storage garage.

Please note there is a pedestrian right of way over the rear garden to the neighbouring house.

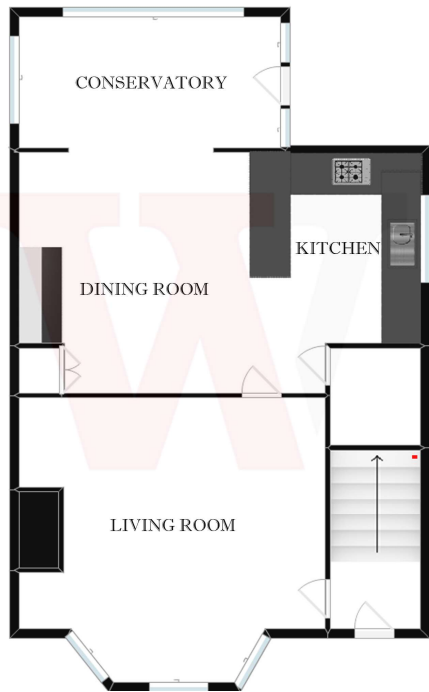
Freehold

Council Tax Band - B

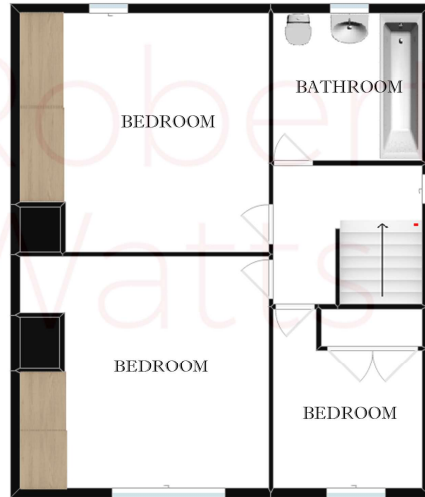
EPC - D

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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