



52 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

GUIDE PRICE: £150,000 to £160,000

Well presented, two bedroom CHARACTER COTTAGE which offers a clever use of all available space making this a lovely, welcoming home. Situated in this popular location in the heart of Gomersal offering easy access to the local amenities, schools, the M62 and Oakwell Hall Country Park, this lovely through-by-light cottage offers a fine mix of period features and a stylish contemporary finish and ideally suits professional couples, FTB's or 'downsizers'. Comprises hall, lounge with cleverly integrated kitchen, cellar, two bedrooms and bathroom it also benefits from a pleasant low maintenance garden to the front, GCH & uPVC DG.

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ENTRANCE HALL

LOUNGE 16'5" x 14'9" max (5m x 4.5m max)

Having feature log burner in fireplace and beamed ceilings. Cupboard housing wall mounted boiler and plumbing for auto washer.

KITCHEN Cleverly designed built in kitchen within alcove cupboards incorporating base units with contrasting worktops and sink unit with integral electric oven and hob.

CELLAR

LANDING Sky light.

BEDROOM ONE 10'6" (3.2) x 9'10" (3.0) plus robes

Having fitted wardrobes.

BEDROOM TWO 10'6" (3.2) x 6'7" (2.0) plus robes

Fitted wardrobes.

BATHROOM Three piece modern suite incorporating P-shape bath with integral shower and glazed screen, vanity sink and WC. Tiled walls and floor with chrome wall mounted towel radiator.

EXTERIOR The property benefits from a pleasant paved garden with artificial lawned area to the front.

OTHER Tenure - Freehold

Council Tax Band - A

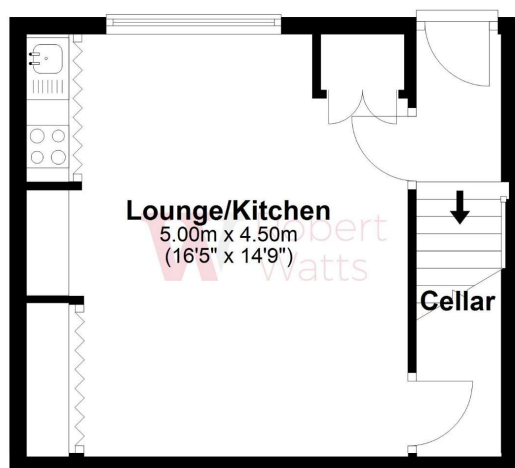
EPC Rating - E

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.

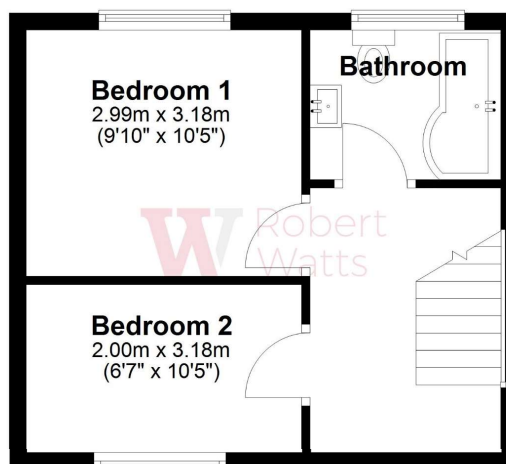
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		