



50 Lower Lane, Little Gomersal, Cleckheaton, BD19 4HZ  
Offers in the region of: £399,950



## 50 Lower Lane, Little Gomersal, Cleckheaton, BD19 4HZ

Signature Homes by Robert Watts offer for sale this stunning Grade II Listed, three bedroom GEORGIAN END TOWNHOUSE. The property is situated in the highly desirable area of Little Gomersal in one of its most sought after local addresses with fine first floor views and is handily situated for commuters for Leeds, Bradford & Huddersfield. The house is steeped in local history as it was the former school house of the local Moravian church and we understand is known locally with the two adjoining townhouses as one of the 'Three Sisters'. The 'Sisters Houses' are so called because they formed part the Moravian settlement of Gomersal and housed the sisters of the community. Built in around the 1750's, it offers a mixture of magnificent period features and a contemporary style finish. Comprises of attractive entrance hall, two good sized reception rooms, modern kitchen, cellar, three double bedrooms with delightful four piece bathroom with free standing bath. To the exterior is a lovely landscaped garden to the front with parking area and single garage and further terraced garden to the rear.



**Entrance Hall** Spacious entrance hall with exposed, curved timber staircase and balustrade. Exposed timber floorboards and access to cellar.

**Lounge** 15'9" x 14'1" max (4.8m x 4.3m max)  
Dual aspect room featuring timber shutters, stove effect living flame gas fire with period timber architraves around original timber doors.

**Dining Room** 15'1" x 11'10" max (4.6m x 3.6m max)  
Feature beamed ceiling and fireplace with multi fuel stove. Stripped timber floorboards and timber creel clothes hanger.

**Kitchen** 12'2" x 7'10" max (3.7m x 2.4m max)  
Farmhouse style kitchen incorporating modern base and wall units, contrasting black granite work top and inset ceramic sink and mixer tap. Gas cooker point and plumbing for both dishwasher and auto washer. Tiled flooring.

**Cellar** This small storage cellar forms a 'creeping freehold' under the adjoining house.

**First Floor** Split Level Landing

**Bedroom One** 15'5" x 15'1" (4.7m x 4.6m)













Double room with window taking advantage of the far reaching front views.

**Bedroom Two 15'1" x 12'2" max (4.6m x 3.7m max)**  
Double bedroom.

**Bedroom Three 15'1" x 8'10" (4.6m x 2.7m)**  
Double bedroom.

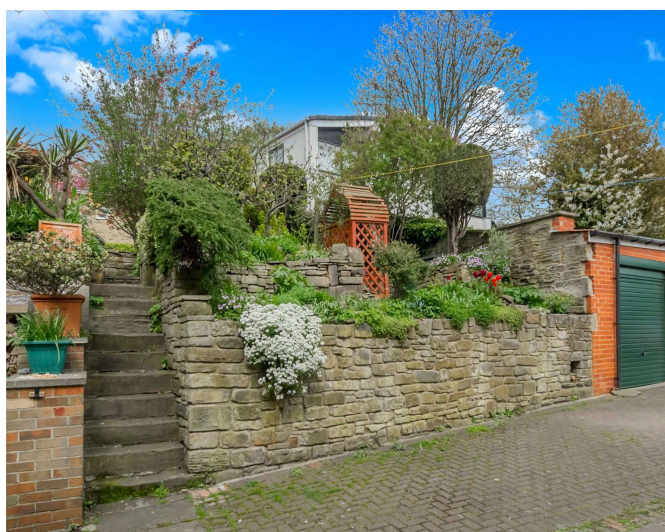
**Bathroom** Stunning four piece suite comprising free standing oval bath, glazed shower cubicle, wc and hand wash basin. Useful storage cupboard. Tiled floor and chrome heated towel rail.

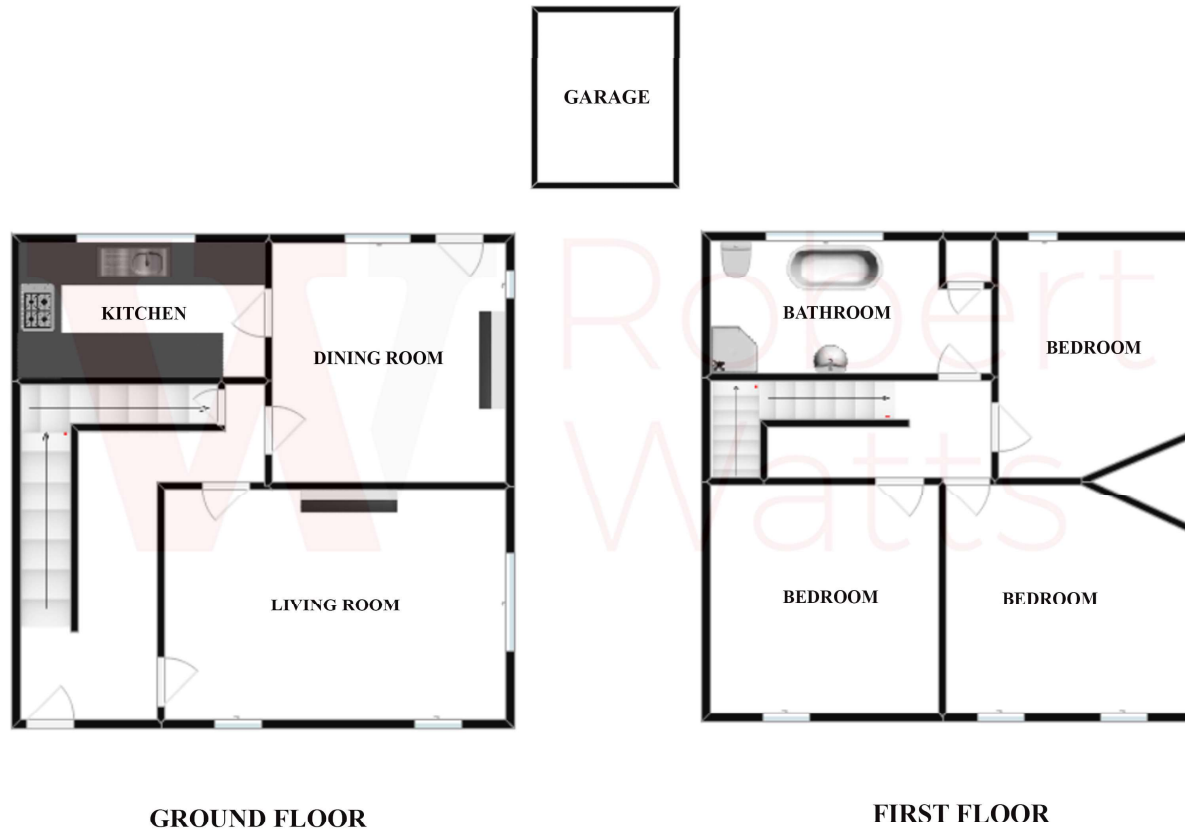
**Exterior** Delightful landscaped, well stocked lawned garden which is South facing and has a paved patio area and open aspect. To the rear is a shared driveway leading to a tandem parking space and single garage measuring 18'8 x 7'10 (5.7m x 2.4m). Steps leading up to pleasant raised terraced paved garden with seating area.

Freehold  
Grade II Listed  
Council Tax Band - C  
EPC - D

**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.





**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.

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