



## 180 Cliffe Lane, Gomersal, BD19 4SY

An excellent opportunity has arisen to purchase this THREE BEDROOM, FAMILY SIZED semi detached house situated in this ever popular location. Located in the heart of Gomersal with ease of access to the popular local schools, the amenities of Cleckheaton and the M62. The house is offered with vacant possession and requires sympathetic cosmetic improvement but is priced to reflect this. Comprising hall, lounge/diner, kitchen, three first floor bedrooms and modern bathroom. The house sits set back from Cliffe Lane with lawned garden to the front and driveway leading to single detached garage and low maintenance paved garden to the rear. Benefiting from uPVC DG, GCH & NO CHAIN. EPC - E

**Asking Price £210,000**

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**ENTRANCE HALL** Full height hallway.

**LOUNGE/DINER 22'4" x 10'2" max (6.8m x 3.1m max)**

Fireplace and living flame gas fire. Dual aspect room with French doors to rear garden.

**KITCHEN 15'9" x 7'10" max (4.8m x 2.4m max)**

Range of wall and base units, worktop and inset one and a half bowl sink with mixer tap. Double electric oven and four-ring gas hob plus extractor. Integral dishwasher and cupboard housing boiler. Tiled walls and floor. Door to rear.

**LANDING** Useful storage cupboard.

**BEDROOM ONE 11'10" x 10'2" max (3.6m x 3.1m max)**

With fitted wardrobes and bedhead cupboards.

**BEDROOM TWO 10'6" x 10'2" max (3.2m x 3.1m max)**

Inbuilt cupboard and wardrobes.

**BEDROOM THREE 8'2" x 6'3" max (2.5m x 1.9m max)**

**BATHROOM** Three piece modern suite comprising of integral shower and glazed shower screen over bath, WC and hand wash basin. Tiled walls and floor.

**EXTERIOR** Lawned garden to front with driveway parking to side leading to a detached garage. Low maintenance paved garden and water feature to the rear.

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.



Ground Floor

Garage

First Floor

