



Upper Lower House, Knowles Lane, Gomersal, Cleckheaton, BD19 4LE  
Offers in excess of: £500,000

## Upper Lower House, Knowles Lane, Gomersal, Cleckheaton, BD19 4LE

Signature Homes by Robert Watts offer for sale a property that is ideal for a buyer looking for a FAMILY HOME offering something a little different but still exuding CHARM, PERIOD FEATURES and a STUNNING CONTEMPORARY FINISH? This converted, Grade II Listed farmhouse dating from the early 1700's maybe the house for you. Offering a versatile and generous footprint on one of Gomersal's most prestigious addresses, this four, double bedroom home impresses on all fronts. Period features including exposed beams, mullion sliding sash windows and a light oak, hand crafted staircase mix well with quality, modern fixtures and fittings. Set within a courtyard with two other houses it comprises sitting room, downstairs WC, lounge, dining room, breakfast kitchen with access to the rear garden and integral garage and W.C. Upstairs the property offers FOUR DOUBLE bedrooms, the master ensuite and two bathrooms. EPC - E.



### **Sitting Room 16'1" x 15'1" max (4.9m x 4.6m max)**

Fireplace and wood burner with feature beamed ceiling and door leading to courtyard.

### **Dining Room 16'5" x 11'10" max (5m x 3.6m max)**

Exposed stone wall and beams. Feature cast iron fireplace and timber flooring.

### **Lounge 16'9" x 15'1" max (5.1m x 4.6m max)**

Feature exposed stone wall and beamed ceiling.

### **Breakfast Kitchen 16'1" x 11'6" max (4.9m x 3.5m max)**

Modern range of wall and base units incorporating granite work tops, island unit and breakfast bar. Sink and mixer tap, range oven and grill with integral dishwasher and wine cooler. Cast iron radiator and timber floor. Tiled walls and timber floor with door leading to garden.

### **Utility Room 5'11" x 5'3" max (1.8m x 1.6m max)**

Created from garage and having plumbing for auto washer.

**Guest Cloak Room** Hand wash basin and wc.

**First Floor Landing** Spacious landing area.







**Bedroom One 15'5" x 12'10" max (4.7m x 3.9m max)**

Double bedroom with useful storage cupboard and built in robes and dressing table.

**En Suite** Three piece modern suite comprising glazed shower cubicle, bowl vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

**Bedroom Two 13'1" x 11'6" (4m x 3.5m)**

Double bedroom.

**Bedroom Three 13'1" x 11'6" max (4m x 3.5m max)**

Double bedroom.

**Bedroom Four 10'6" (3.2) x 7'10" (2.4) plus alcove**

Double bedroom.

**Shower Room** Glazed shower cubicle, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

**Bathroom** Four piece modern suite comprising larger than average bath with central tap, glazed shower cubicle, vanity sink and wc. Tiling to walls and floor.

**Occasional Room/Office 13'9" x 4'7" (4.2m x 1.4m)**

Having natural light with restricted head height. Please note this room forms a flying freehold above the neighbour's garage.

**Exterior** The property is accessed via an electric security gate leading into a courtyard shared with two other houses. The subject benefits from a driveway for two cars and a single integral garage measuring 14' x 12'2 (4.3m x 3.7m). Good sized South facing lawned garden and paved patio plus children's play area to the rear.

The house forms part of a Grade II Listing for 'Office Building to Ventnor Works' which includes the adjoining house and we would advise all parties to make further enquiries before purchase.

Freehold  
Council Tax Band D  
EPC E

**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.

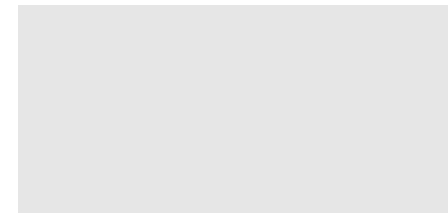




**AGENTS NOTES:**

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.



**Birkenshaw** - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)  
**Cleckheaton** - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk)  
**Wibsey** - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk)  
**Five Lane Ends** - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)

[www.robertwatts.co.uk/signaturehomes](http://www.robertwatts.co.uk/signaturehomes)  

