



70 Cliffe Lane, Gomersal, Cleckheaton, BD19 4EU

Recently reduced is this STUNNING three bedroom cottage located on this EXCLUSIVE, GATED DEVELOPMENT situated between Gomersal and Cleckheaton. Built in 2018 this lovely, deceptively spacious home is situated on small hamlet of houses with semi rural views and has a STYLISH and CONTEMPORARY finish. Comprises hall, lounge, open plan dining kitchen with fully integrated units, WC, master ensuite bedroom and stunning four piece bathroom. It is located approximately 1 mile from the M62 making it ideal for professional commuters, however it would also suit any number of buyers including young families and those looking to downsize. Benefits from uPVC DG, underfloor gas central heating & alarm and sold with NO CHAIN. EPC - C.

Offers in excess of £285,000

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ENTRANCE HALL Useful under stairs storage and quality tiled flooring. Underfloor gas central heating on ground floor with radiators on first floor.

GUEST CLOAKROOM WC and vanity sink.

LIVING ROOM 17'5" x 11'2" (5.3m x 3.4m)

KITCHEN DINER 19' x 11'6" max (5.8m x 3.5m max)

Modern range of wall and base units, complimentary worktops and inset one-and-a-half bowl sink with mixer tap. Rangemaster oven and grill with extractor fan. Integrated dishwasher and plumbing for washing machine. Tiled flooring and glazed timber door.

LANDING Useful storage cupboard.

BEDROOM ONE 19' x 17'1" max (5.8m x 5.2m max)

Double room with ceiling spot lights and views to rear.

ENSUITE BATHROOM Modern three-piece suite comprising WC, vanity sink and glazed shower cubicle. Tiled flooring and chrome wall mounted towel heater.

BEDROOM TWO 11'6" x 11'2" (3.5m x 3.4m)

Double room.

BEDROOM THREE 8'2" x 7'7" (2.5m x 2.3m)

With bulkhead storage cupboard.

BATHROOM Stunning four-piece suite comprising bath with chrome taps and shower extension over, vanity sin, WC and glazed shower cubicle. Chrome wall mounted towel heater and tiled walls and floor.

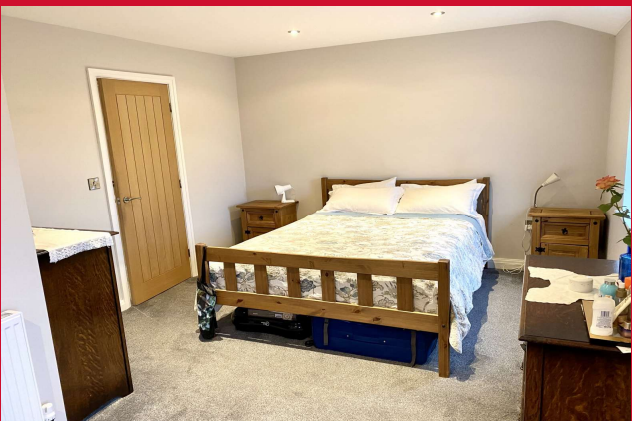
EXTERNAL Situated in the heart of the Green Belt surrounded by farmland, it is built on a small, gated development with access via an electric security gate. Block paved driveway to front with small lawned garden and paved patio area with outside lighting.

TENURE Freehold

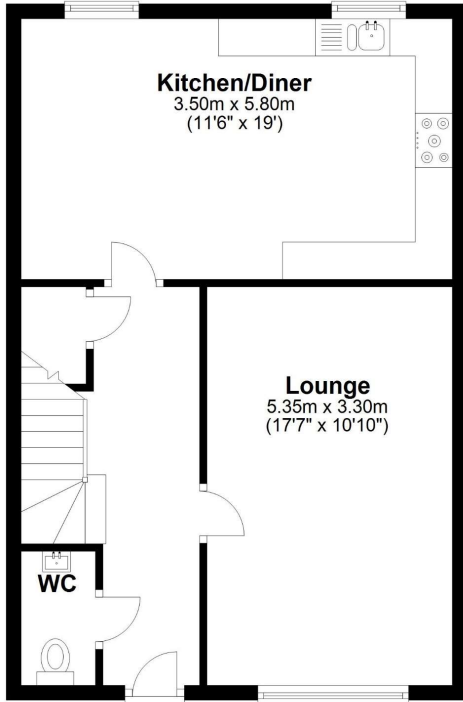
Council Tax Band B

EPC rating C

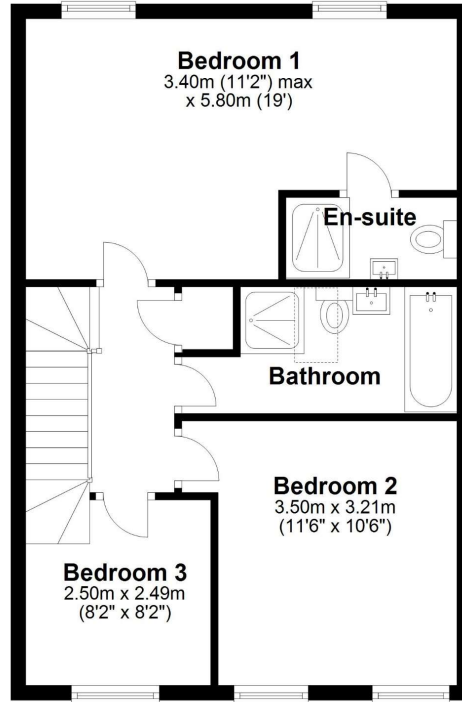
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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