



187 Upper Lane, Little Gomersal, Cleckheaton, BD19 4JF

Superbly presented, CHARMING COTTAGE offering a fine mix of character features and a stylish modern specification. Located in the heart of forever popular Little Gomersal village with its easy access to the lovely countryside walks and park as well as the well regarded Wheatsheaf pub. Ideal for FTB's, professional couples or downsizers this one bedroom home comprises modern kitchen and shower room with lounge and pleasant paved garden to the front. Benefits from GCH and uPVC DG.

EPC - D

Asking Price £175,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

187 Upper Lane, Little Gomersal, Cleckheaton, BD19 4JF

KITCHEN 7'7" x 5'3" max (2.3m x 1.6m max)

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Metro tiled walls and door to rear. Open to lounge and staircase to first floor.

LOUNGE 15'1" x 13'1" max (4.6m x 4m max)

Having feature fireplace with timber mantle and solid fuel stove and stone hearth.

UNDER STAIRS STORAGE Useful area with plumbing for auto washer.

LANDING AREA Useful storage cupboard.

BEDROOM ONE 15'1" x 9'10" (4.6m x 3m)

Double room with feature cast iron fireplace.

SHOWER ROOM Three piece modern suite comprising glazed shower cubicle, wc and vanity sink. Tiling to walls and floor and chrome heated towel rail.

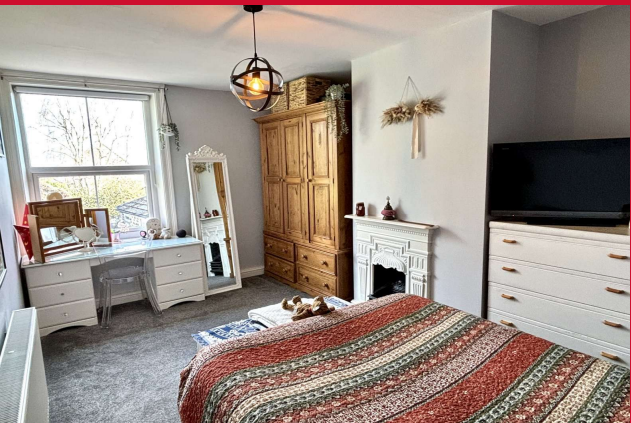
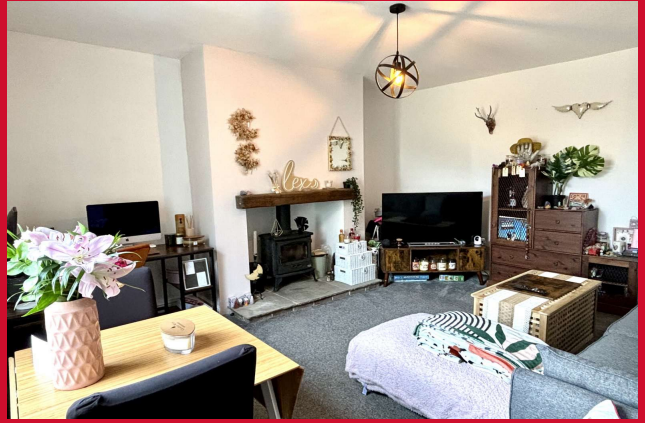
EXTERIOR The property benefits from a pleasant flagged patio area to the front.

TENURE Freehold

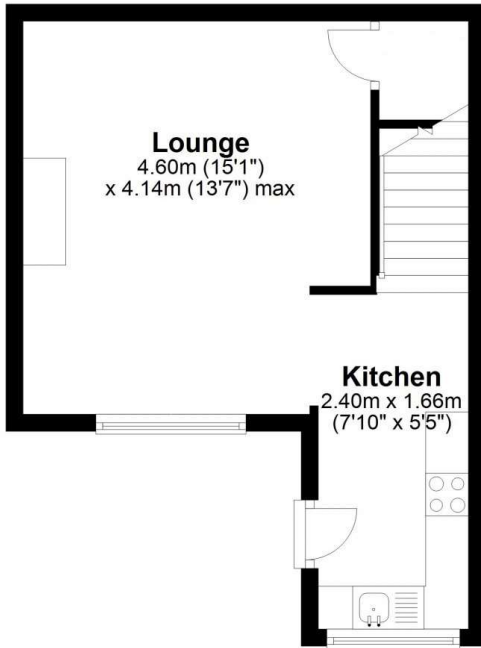
Council Tax Band - B

EPC Rating - D

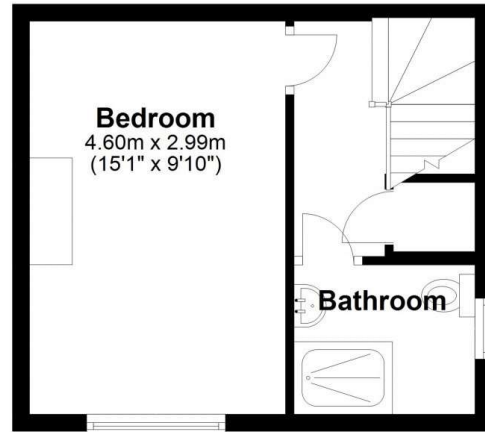
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(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	

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark nea | propertymark