



## 141 Church Lane, Gomersal, Cleckheaton, BD19 4QN

WELL PRESENTED, 1930's bay fronted three bedroom semi detached house situated in this most popular location with OPEN ASPECT REAR VIEWS. Handily situated for the local amenities and schools, including the well regarded 'BBG Academy' and 'Heckmondwike Grammar School'. Offering a GOOD SIZED FOOTPRINT with WC, lounge, conservatory, modern specification dining kitchen and modern bathroom, this lovely home will ideally suit FAMILY BUYERS. Occupying a good sized plot with ample off street parking to the front and single garage with pleasant gardens to the rear enjoying the views over fields. Benefits from GCH & uPVC DG.

Asking Price £285,000

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## EXTERNAL PORCH

**ENTRANCE HALL** Feature leaded timber door and window.

**WC** WC and vanity sink with chrome wall mounted towel heater. Storage cupboard and tiled flooring.

## **LOUNGE 15'5" x 12'6" max (4.7m x 3.8m max)**

Bay leaded window. Fireplace and living flame gas fire.

## **KITCHEN DINER 19'4" x 13'1" max (5.9m x 4m max)**

Modern range of wall and base units, timber worktop, breakfast bar and inset sink with mixer tap. Integral electric oven and AEG induction hob plus extractor. Integral fridge freezer, dishwasher and auto washer. French doors to garden.

## **CONSERVATORY 9'10" x 8'2" max (3m x 2.5m max)**

## **BEDROOM ONE 15'9" x 12'6" max (4.8m x 3.8m max)**

Double bedroom.

## **BEDROOM TWO 13'1" x 12'6" max (4m x 3.8m max)**

Double bedroom.

## **BEDROOM THREE 7'10" x 6'7" max (2.4m x 2m max)**

**BATHROOM** Three piece modern suite comprising of integral shower and glazed shower screen over P-shaped bath. Vanity sink and WC. Tiled walls and chrome wall mounted towel heater.

**EXTERIOR** Occupying a good sized plot with lawned garden to front and driveway to side providing ample off street parking leading to a detached single garage. Pleasant lawn and patio to rear with the potential to extend. Lovely open aspect views over fields to the front and rear.

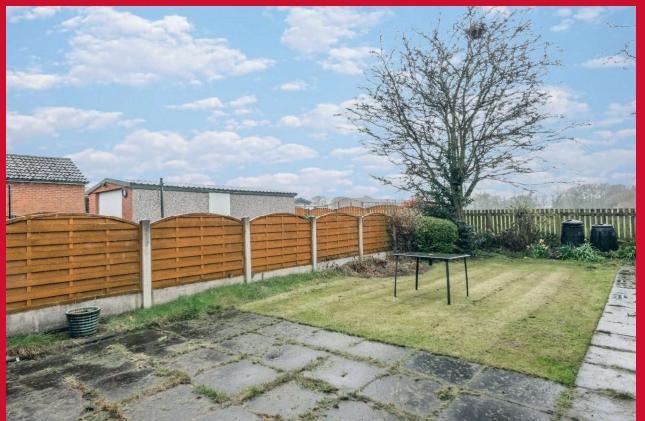
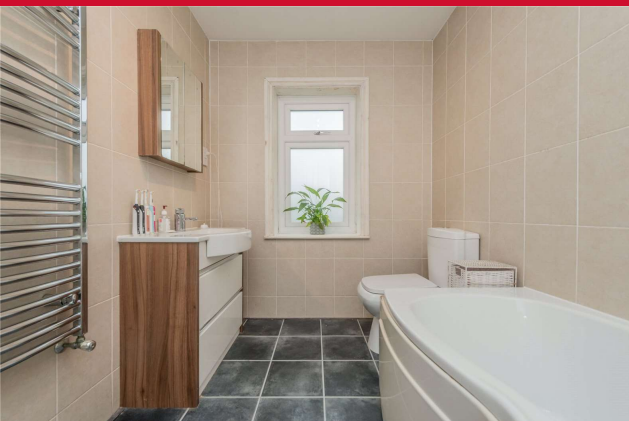
Freehold

Council Tax Band C

EPC - 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

