



222 Spen Lane, Gomersal, Cleckheaton, BD19 4PJ  
Asking Price: £360,000

## 222 Spen Lane, Gomersal, Cleckheaton, BD19 4PJ

STUNNING three bedroom townhouses situated on this select development of only 5 homes with ENVIABLE FAR REACHING VIEWS. Offering a STYLISH & CONTEMPORARY FINISH not seen in comparable modern houses built locally and providing a versatile and sizeable footprint to suit both growing family buyers, professional couples and downsizers. They occupy a highly accessible location with easy access to the well regarded local schools and amenities of both Gomersal and Cleckheaton as well as some lovely country walks. Overlooking Spen Victoria Cricket Ground with delightful South-East facing semi-rural views to the rear and offering plenty of natural light over three storeys, they certainly warrant an internal inspection. Number 222 is an end townhouse and comprises hall, spacious open plan dining kitchen, WC, first floor lounge, one bedroom and family bathroom with master ensuite bedroom and further bedroom on the second floor. Driveway parking and good sized integral garage with enclosed garden to the rear enjoying the views with extra section of garden to the side offering potential to extend - subject to planning. Built with 10 year warranties.



**Hallway** With storage cupboard.

**Guest Cloakroom** WC and hand wash basin.

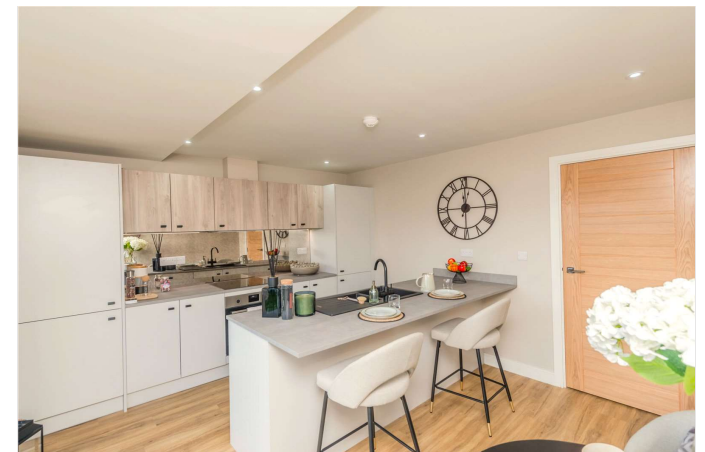
**Kitchen Diner 14'1" x 11'10" max (4.3m x 3.6m max)**  
Contemporary range of modern wall and base units with complimentary worktops and 1.5 bowl inset sink and mixer tap with breakfast bar. Integrated electric oven and induction hob with extractor fan. Integrated fridge/freezer and dishwasher. Cupboard housing boiler. French doors opening onto garden.

### First Floor

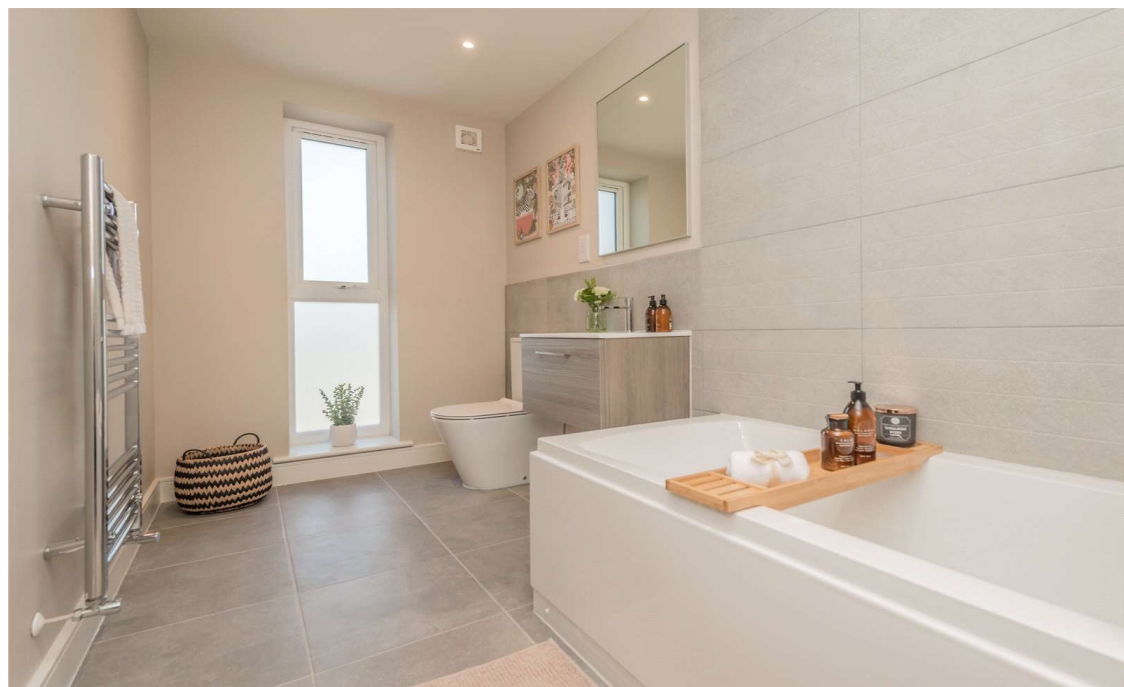
**Living Room 14'1" x 11'10" (4.3m x 3.6m)**  
Full height windows with far reaching views over cricket ground and beyond.

**Bedroom Two 15'1" x 8'2" max (4.6m x 2.5m max)**  
Double bedroom with full height window.

**Bathroom** Three piece suite comprising bath with integral shower over and glazed shower screen, WC and vanity sink. Tiled walls and floor. Chrome, wall mounted towel heater.







## Second Floor

### Bedroom One 14'1" x 11'2" (4.3m x 3.4m)

Master ensuite double bedroom.

**Ensuite** Three piece ensuite shower with glazed shower cubicle, wc and sink.

### Bedroom Three 14'1" (4.3) x 11'10" (3.6) plus doorway

Double bedroom with full height window with far reaching views.

### External 18'4" x 9'6" (5.6m x 2.9m)

Pleasant lawned garden and paved patio area to rear which is South-East facing and overlooks the cricket ground and countryside beyond. Driveway parking to the front with a good sized integral garage to front measuring 18'4 x 9'6 (5.6m x 2.9m) with electric garage door and plumbing for washing machine.

Extra section of garden to the side which offers potential to extend subject to planning permission.

### Freehold

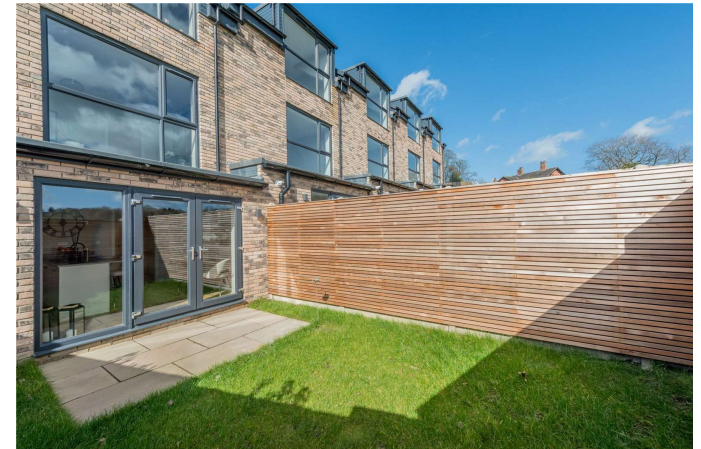
Council Tax band - C

EPC - TBC

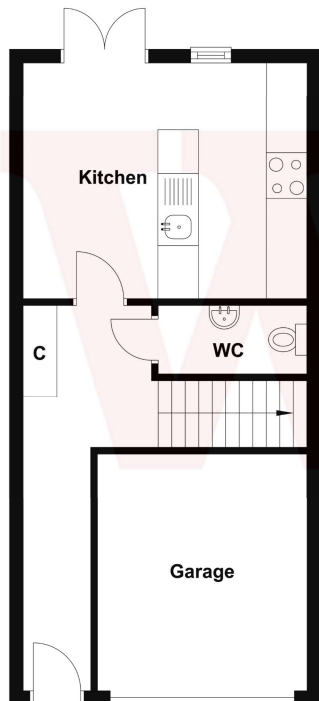
**Please Note** Please note there are four other houses offered for sale on this development. All offer a similar footprint but have slightly differing sized gardens and two have a different kitchen layout. The three inner townhouses are offered at £350,000.

### IMPORTANT NOTICE

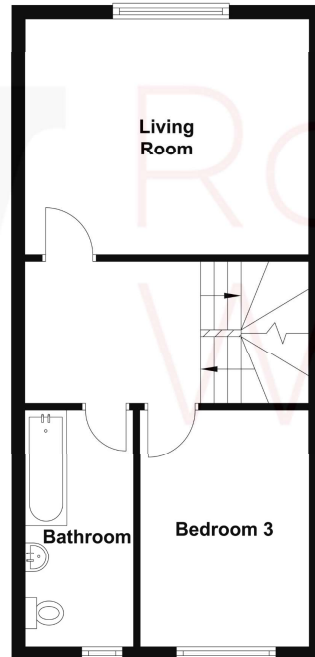
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.



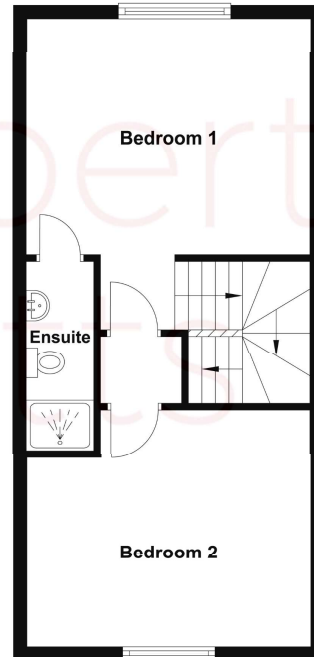
### Ground Floor



### First Floor



### Second Floor



#### 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.

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