



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

Last one remaining for sale, this STUNNING three bedroom, end townhouse is situated on this select development of only 5 homes with ENVIABLE FAR REACHING VIEWS.

Offering a STYLISH & CONTEMPORARY FINISH and providing a versatile and sizeable footprint to suit both growing family buyers, professional couples and downsizers. Located in this 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. 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

**Asking Price £335,000**

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

**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.

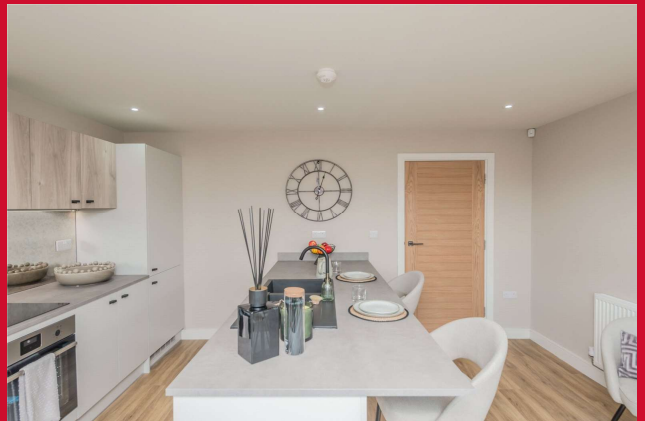
Freehold

Council Tax band - C

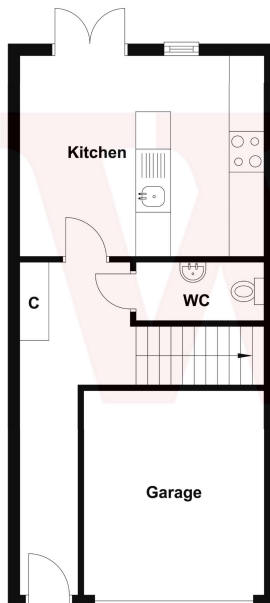
EPC - B

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.

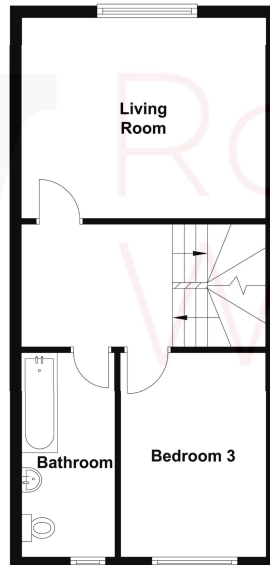




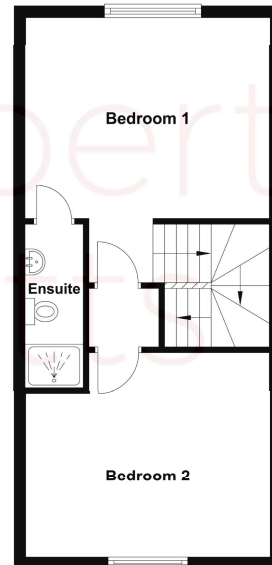
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 