



4 Lands Fold, Cliffe Lane, Gomersal/Cleckheaton, BD19 4EU

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

Impossible to believe that RURAL VIEWS like this exist outside 'The Dales' but this could be yours! Opportunities to live on this EXCLUSIVE DEVELOPMENT between Gomersal and Cleckheaton are rare and this STUNNING three bedroom cottage needs to be viewed to be fully appreciated. The STYLISH & CONTEMPORARY finish is matched only by the views and the delightful open plan living kitchen with fully integrated units and immaculate ensuite and bathroom. The house also includes a downstairs WC and utility room with driveway parking and pleasant paved garden enjoying the views to the rear. Located approximately 1 mile from the M62 making it ideal for professional commuters, however it would also suit any number of buyers including those looking to downsize. Benefiting from eco efficient air sourced under floor heating and hot water

Asking Price £325,000

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OPEN PLAN LIVING KITCHEN 26'3" x 16'9" max (8m x 5.1m max)

Contemporary open plan living kitchen which runs the depth of the house. Quality oak flooring and doors throughout. Dual aspect room with full height sliding patio doors to rear garden with super far reaching rural views. Useful understairs storage cupboard and cupboard housing heating system. Open plan stunning bespoke oak staircase leading to first floor with spotlights

KITCHEN AREA Luxury fitted Intoto matt white wall and base units with complementary Corian worktops, splashbacks and breakfast bar which provides seating. Integrated NEFF dishwasher, fridge freezer, oven, microwave oven, steam oven and warming drawers. Induction hob and extractor fan with inset feature spot lighting. Wine cooler.

UTILITY Fitted wall and base units, inset sink, complementary worktop

DOWNSTAIRS CLOAKS Modern vanity sink unit and WC.

FIRST FLOOR LANDING Having roof light.

BEDROOM ONE 11'10" x 10'2" (3.6m x 3.1m)

Four double sockets, TV point and spotlighting

ENSUITE Three piece contemporary white suite, glazed walk in shower, vanity sink unit, wc. Chrome heated towel radiator, spotlights.

BEDROOM TWO 9'10" x 9'10" (3m x 3m)

Three double sockets, TV point and spotlighting

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

Two double sockets, TV point and spotlighting

BATHROOM Freestanding feature bath with central taps and shower attachment, vanity sink unit with two drawer storage, mirror glass bathroom cabinet, gloss grey wall tiles and oversized porcelain complementary grey floor tiles. Chrome heated towel rail, spotlights.

OUTSIDE Accessed via shared driveway off Cliffe Lane serving the farm and existing houses it leads to a block paved driveway to front providing off street parking. Gravelled low maintenance garden to the rear enjoying the far reaching rural views. The house also enjoys semi rural views to the front.

The house benefits from a 'Ecodan' air sourced under floor heating and hot water system with separate thermostatic controls in each room as well as an electric car point. There is a private Tricel sewage water treatment plant which serves the development and there is an annual service charge of circa. £100 for service and upkeep.

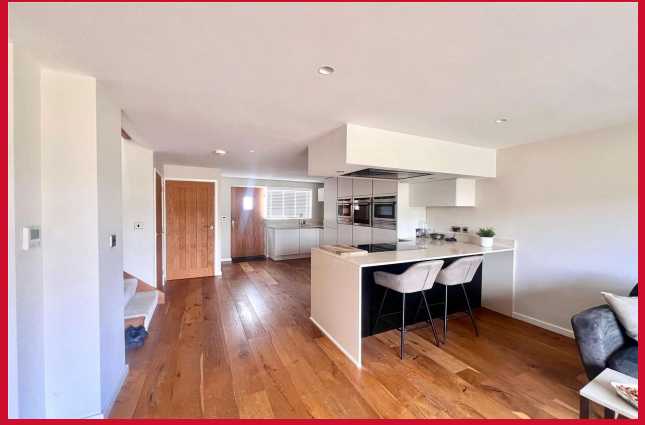
Freehold

Council Tax Band B

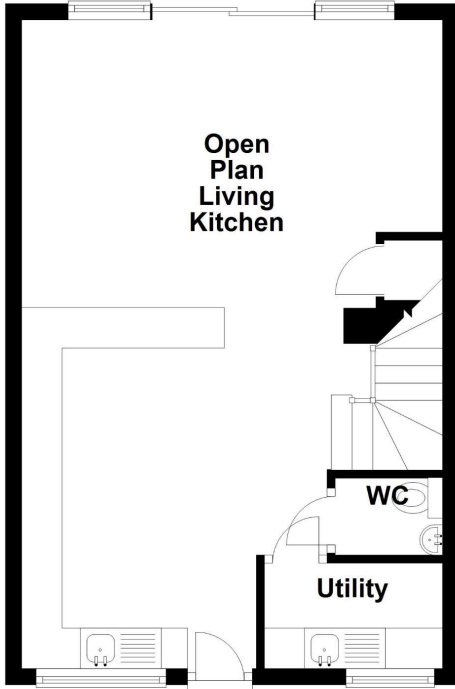
EPC B

FAST TRACK PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

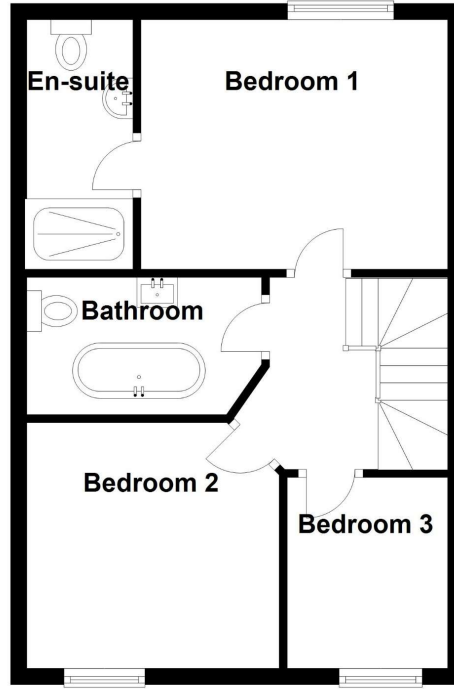
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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