



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

An EXCITING OPPORTUNITY has arisen to purchase this THREE - FOUR BEDROOM, TRUE DETACHED BUNGALOW in this highly desirable location. Occupying a good sized plot of circa. 0.2 acres, the house has great potential to extend, subject to planning and has a LOVELY SEMI RURAL REAR ASPECT. It requires updating but has a generous footprint, is priced to reflect the work and is sold with NO CHAIN. Comprises hall, lounge, dining area, breakfast kitchen, study/bedroom four, three double bedrooms and bathroom. Enjoying lawned gardens and ample driveway parking to the front leading to an attached garage. To the rear is a sizeable, well stocked lawned and paved garden. Benefits from GCH & uPVC DG. EPC - E.

**Asking Price £395,000**

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**ENTRANCE HALL** Storage/cloaks cupboard.

**LOUNGE 23' x 13'1" max (7m x 4m max)**

Fireplace and living flame gas fire and double doors to garden.

**KITCHEN 18'8" x 10'2" max (5.7m x 3.1m max)**

Range of wall and base units incorporating contrasting work top, breakfast bar and inset sink. Double electric oven and electric hob. Plumbing for both auto washer and dishwasher. Cupboard housing boiler and two pantry cupboards.

**DINING AREA 10'2" x 9'2" (3.1m x 2.8m)**

Off the kitchen.

**STUDY/BEDROOM FOUR 9'10" x 8'10" (3m x 2.7m)**

Sliding patio doors.

**BEDROOM ONE 11'10" x 11'2" max (3.6m x 3.4m max)**

Double bedroom having built in robes.

**BEDROOM TWO 11'10" (3.6) x 11'10" (3.6) including built in robes**

Double bedroom.

**BEDROOM THREE 9'10" x 8'2" (3m x 2.5m)**

Double bedroom with inbuilt robes.

**BATHROOM** Two piece suite comprising bath and hand wash basin. Useful storage cupboard.

**SEPARATE WC**

**EXTERIOR** The property occupies a good sized plot comprising of circa. 0.2 acres set back from Church Lane with a good degree of privacy. Lawned garden to the front with driveway off street parking and single garage measuring 15'9 x 10'6 (4.8m x 3.2m) plus car port. Useful outside storage.

Well stocked, pleasant lawned garden to the rear with open aspect and mature trees and shrubs. Open aspect to the rear over fields.

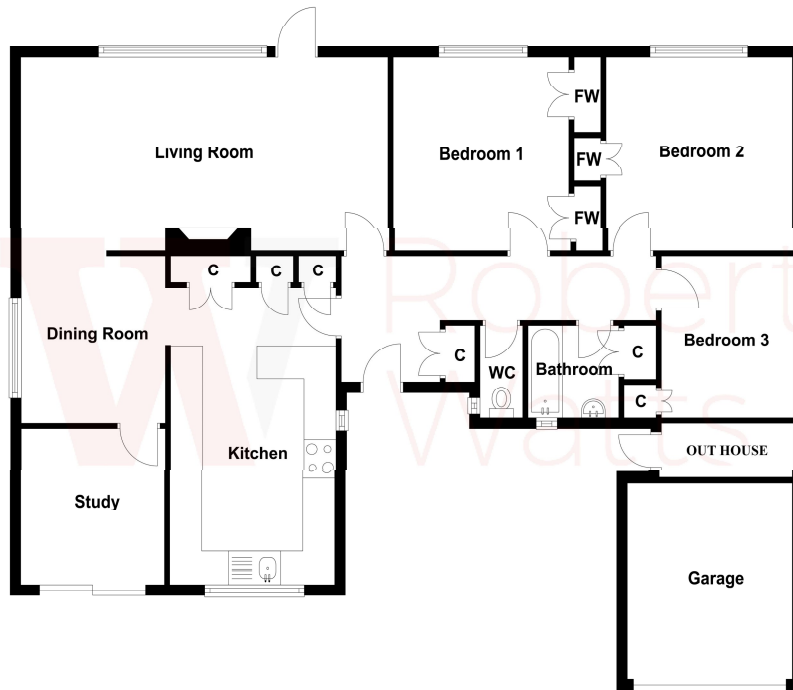
Freehold




Council Tax Band E

EPC - E

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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