



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

GUIDE PRICE £240,000 - 250,000.

For those DISCERNING BUYERS looking for something a little bit different, this well presented home will appeal on all fronts. Stylishly, extended this three bedroom semi detached house is situated in this IDYLLIC location overlooking 'Spen Bowling Club' and offering a semi rural aspect. Having an impressive contemporary feel with an fully open plan ground floor with lounge and stunning integrated dining kitchen along with bi-folding doors leading to the garden, three bedrooms and modern bathroom suite. To the exterior, the house has ample off street parking, accessed via a security gate at the end of this private driveway and the rear garden offers a degree of privacy with a decked patio and lawned garden area as well as paved patio to the side. Benefiting from SUDG & GCH. EPC - D.

**Guide Price £240,000**

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

**ENTRANCE HALL** Bespoke parquet timber flooring.

**OPEN PLAN LOUNGE/DINING KITCHEN 32'6" max x 17'1" max (9.9m max x 5.2m max)**

Contemporary open plan room with lacquered timber parquet floor and inset wood burning stove within the chimney breast.

Integrated speaker points and surround sound with wall mounted TV point. Useful storage cupboard.

Kitchen area has a bespoke range of wall and base units finished in contrasting cream and black gloss with a 'Corian' type green worktop and inset one and a half bowl glass sink and mixer tap. Integral electric oven and induction hob plus extractor. Integral microwave, dishwasher and auto washer. Bi-folding doors to the rear giving excellent natural light and opening onto the decked area.

**FIRST FLOOR** Window and feature glazed balustrade.

**BEDROOM ONE 11'6" x 10'6" (3.5m x 3.2m)**

Timber floor and wall mounted TV point.

**BEDROOM TWO 9'10" (3.0) x 8'6" (2.6) plus wardrobes**

Fitted wardrobes along one wall.

**BEDROOM THREE 7'10" x 6'3" max (2.4m x 1.9m max)**

**BATHROOM** Luxury three piece white suite comprising Bloc tap finish, integral shower and Rainforest head plus glazed shower screen over bath, WC and sink. Unique pebbled wall finish with tiled floor and chrome heated towel rail.

**EXTERIOR** Accessed via a private driveway shared with the neighbouring houses, the property is has security gates with a private gravelled driveway providing ample off street parking. To the front are delightful semi rural views taking in Spen Bowling Green. To the side is a paved patio area with a delightful landscaped rear lawned garden with raised decking leading from the kitchen which is ideal for entertaining.

**TENURE** Freehold

Council Tax Band C

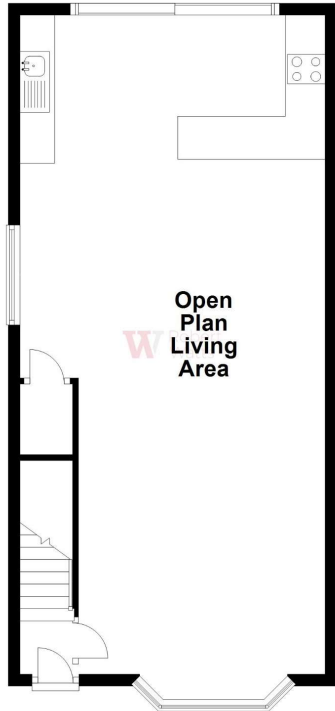
EPC Rating D

What3Words to find house as its set back from Spen Lane  
spots.famous.hunt

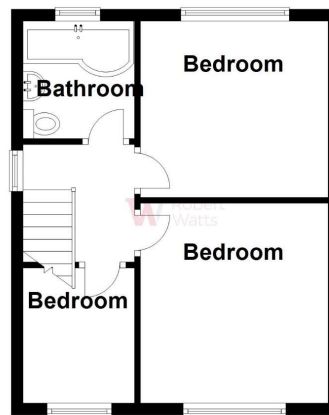
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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