



2 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Beautifully Renovated Detached Home with Period Charm

Discover this characterful three-bedroom detached home, recently renovated to blend timeless period features with modern living. The stylish new kitchen and contemporary bathroom offer comfort and convenience, while the home's charming details add warmth and personality.

Located in the sought-after area near Oakwell Hall Country Park, this property provides the perfect balance of peaceful surroundings and easy access to local amenities, schools, and transport links. Don't miss the opportunity to view this stunning home—schedule a viewing today!

Asking Price £230,000

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ENTRANCE HALL Composite door.

LOUNGE 15'2" (4.62) x 12'6" (3.8) + alcove

Attractive stone fireplace into chimney breast. Beamed ceiling.

KITCHEN 14'9" (4.5) x 11'9" (3.58) into alcove

Well equipped fitted Kitchen with a range of base and wall units, worktops and sink unit. Breakfast bar. Built in oven, hob and extractor fan. Beamed ceiling. Access to:-

CELLAR

LANDING

MASTER BEDROOM 18' x 9'5" max (5.49m x 2.87m max)

Good sized 18 foot Master Bedroom with bespoke fitted wardrobes and drawers.

BEDROOM 2 11'9" x 9'4" max (3.58m x 2.84m max)

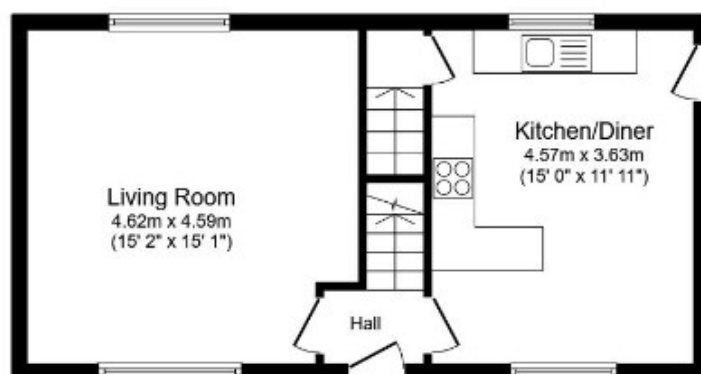
BEDROOM 3 12'3" x 5'3" (3.73m x 1.6m)

BATHROOM/W.C White bathroom suite with separate shower cubicle. Fitted Vanity sink unit. Heated towel rail.

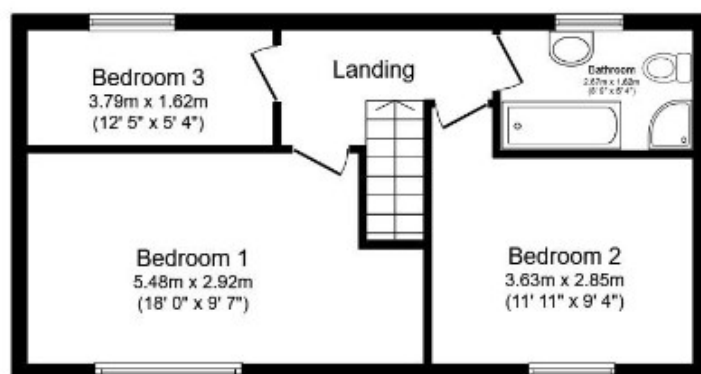
OUTSIDE Off-road parking and walled buffer garden to the front, whilst to the side is a fenced, enclosed low maintenance paved garden.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC