



## 23b Latham Lane, Gomersal, Cleckheaton, BD19 4AL

Looking for something a little different which combines a wealth of CHARACTER as well as a CONTEMPORARY FEEL? This lovely mews home within a converted Sunday school maybe the property for you. Ideally suiting professional couples or downsizers who want something to 'lock and leave', it is located next to 'Pork Pie Chapel' on popular Latham Lane. Offering versatile accommodation it includes many original features including arched and full height windows giving excellent natural light. Comprises entrance hallway and open plan kitchen diner, a large double bedroom and a bathroom with a four piece suite to the ground floor, a feature mezzanine living room and two first floor bedrooms and shower room. Ideally located close to local amenities, the well regarded 'BBG Academy', as well as the M62 network. Externally, the property is set in well-maintained grounds and has a private patio to the rear and two allocated parking spaces. Benefits from GCH including a recently installed boiler and SUDG.

**Asking Price £285,000**

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**ENTRANCE HALL** The spacious entrance hallway leads in towards the open plan kitchen diner and provides access to the ground floor bedroom and bathroom and staircase to first floor.

**KITCHEN DINER 21' x 14'1" max (6.4m x 4.3m max)**

An open plan light and airy space it includes a range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral electric oven and hob. Integral fridge freezer, auto washer and dish washer. Spiral staircase to lounge area and full height windows and double doors leading to garden.

**LOUNGE 20' x 14'1" approx (6.1m x 4.3m approx)**

Stunning mezzanine lounge area with full height ceiling and is open to kitchen space below with Velux window and window to front aspect.

Please note there is no access to first floor bedrooms from the lounge.

**BEDROOM ONE 16'1" x 11'2" (4.9m x 3.4m)**

Double master bedroom which is dual aspect overlooking 'Pork Pie Chapel' with walk-in wardrobe.

**EN SUITE** Four piece modern suite comprising glazed shower cubicle, bath, hand wash basin and wc with tiled flooring. Gives access to both bedroom and hallway so has a dual use as family bathroom.

**FIRST FLOOR**

**BEDROOM TWO 11'6" x 8'10" (3.5m x 2.7m)**

Double room with storage cupboard housing wall mounted boiler.

**BEDROOM THREE 7'10" x 6'11" (2.4m x 2.1m)**

**SHOWER ROOM** Modern three piece suite including glazed shower cubicle, vanity sink and wc. Tiled walls and floor and chrome wall mounted towel heater.

**EXTERIOR** Pleasant low maintenance paved garden to the rear with open aspect and communal garden. Two parking spaces with potential for further parking space adjacent. Small, paved garden area to the front set back from Latham Lane.

Tenure - Freehold

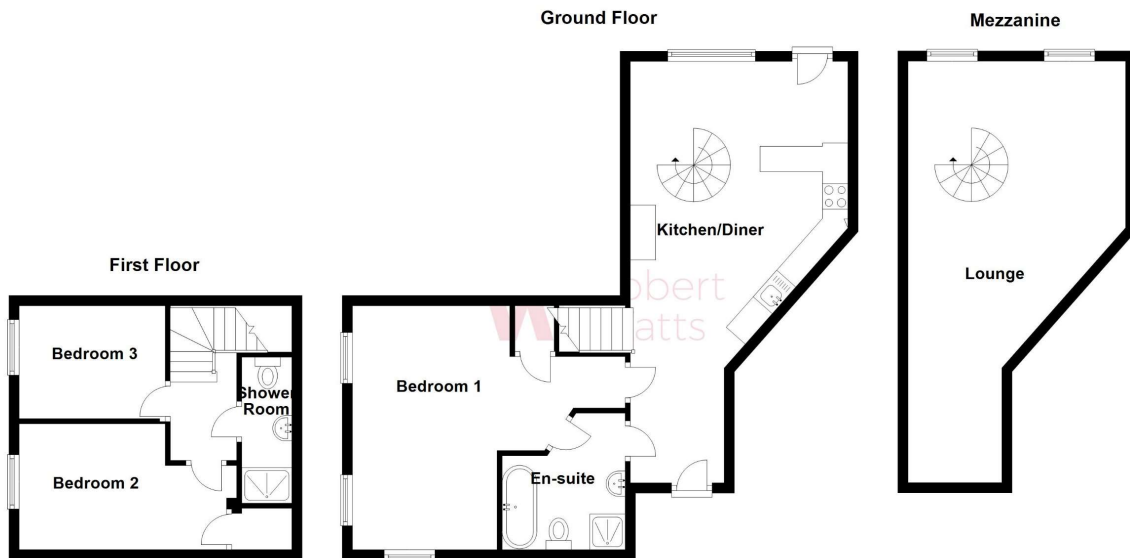
Council Tax Band - B

EPC Rating - B

Please note the house is situated in a Conservation Area so please make any necessary enquiries on this. There is also a shared cost to maintain the communal areas as an when any works is required.

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.





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>		<b>88</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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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