



175 Church Lane, Gomersal, Cleckheaton, BD19 4QN

A SPACIOUS three bedroom semi detached house situated in this highly popular location with OPEN ASPECT VIEWS to front and rear. Located close to the local amenities and schools of both Gomersal and Birstall, this would make a lovely FAMILY HOME. Requiring some cosmetic improvement but priced to reflect it comprises hall, lounge, open plan dining kitchen, three good sized bedrooms and bathroom. Ample driveway parking to the side with lawned garden to the front and pleasant lawned and decked garden to the rear overlooking fields. NO VENDOR CHAIN Benefits from GCH & uPVC DG. EPC - D.

Asking Price £255,000

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ENTRANCE HALL Period feature plate rail.

LOUNGE 12'2" x 11'10" max (3.7m x 3.6m max)

KITCHEN DINER 19' x 12'6" max (5.8m x 3.8m max)

Range of wall and base units incorporating contrasting work top, inset ceramic sink and mixer tap. Range type oven, hob and extractor with plumbing for auto washer, alcove cupboard and pantry. French doors to garden.

BEDROOM ONE 12'6" x 11'10" max (3.8m x 3.6m max)

Double bedroom.

BEDROOM TWO 12'6" (3.8) x 10'10" (3.3) plus robes

Double bedroom with fitted wardrobes.

BEDROOM THREE 9'2" (2.8) x 6'11" (2.1) including bulk head

Bulk head cupboard.

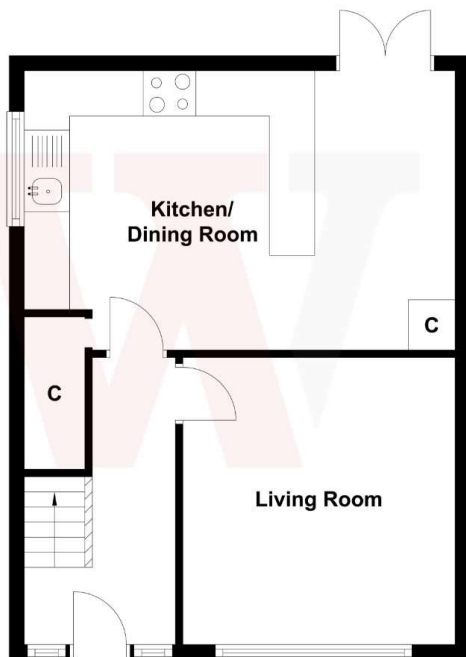
BATHROOM Three piece suite comprising P-shaped bath with integral shower and glazed screen, wc and hand wash basin. Cupboard housing boiler.

EXTERIOR The property benefits from lawned garden with a pleasant decked area to the rear with a lovely open aspect over fields to the rear. Driveway parking to the side with lawned garden area.

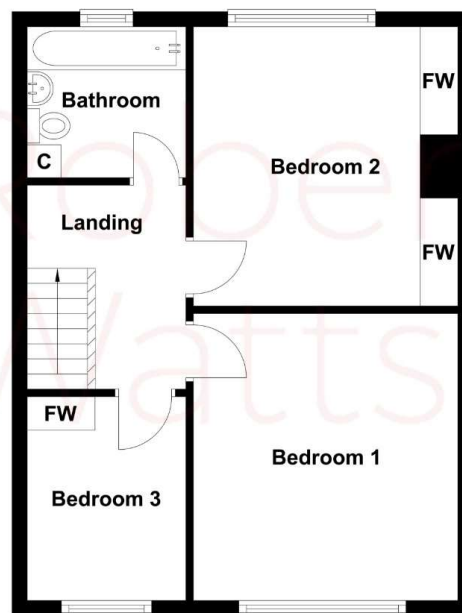
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	