

345 Drub Lane, Drub, Gomersal, BD19 4BX
Offers in excess of: £650,000

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'Signature Homes by Robert Watts' are delighted to offer for sale a FANTASTIC OPPORTUNITY to purchase a detached property on a large plot of approximately 0.44 acres in one the most SORT AFTER LOCATIONS in the local area. Offering commanding SEMI RURAL VIEWS over the valley, rarely do you find such substantial gardens with vast potential to either extend, enhance or demolish and create a once in a lifetime dream home. Originally built circa. 1910 this lovely home has been in the same family ownership for over 50 years and whilst modernisation is required, it still offers some fine period features and spacious rooms. Comprises feature entrance hall with return timber staircase, three reception rooms, conservatory, kitchen, utility, WC, four bedrooms and bathroom. To the outside, set back from Drub Lane with ample parking and double garage is the amazing, beautiful well established gardens with mature trees and shrubs.



Hallway Spacious feature hallway with timber return staircase and period wall paneling.

Living Room 18'8" x 13'9" max (5.7m x 4.2m max)
Bay window giving super views over the garden and beyond. Fireplace and period ornate ceiling mouldings and ceiling rose.

Sitting Room 15'9" x 12'10" (4.8m x 3.9m)
Fireplace and inset living flame gas fire. Dual aspect room giving excellent natural light and sliding doors to conservatory.

Dining Room 11'10" x 11'2" (3.6m x 3.4m)
Stone fireplace and living flame gas fire.

Conservatory Parquet flooring and views over garden.

Kitchen 6'7" x 11'10" max (2m x 3.6m max)
Modest range of wall and base units with worktop and inset sink and mixer tap with electric oven and hob and integral dish washer.

Utility 9'6" x 4'7" max (2.9m x 1.4m max)
Plumbing for washing machine and rear hallway. WC off.







Landing Spacious galleried landing area.

Bedroom One 13'9" x 12'2" (4.2m x 3.7m)
Double bedroom.

Bedroom Two 12'10" x 12'10"+ robes (3.9m x 3.9m+ robes)
Double bedroom with fitted wardrobes.

Bedroom Three 14'1" x 8'10" (4.3m x 2.7m)
Double bedroom with fitted wardrobes.

Bedroom Four 8'6" x 6'7" (2.6m x 2m)

Bathroom Three piece suite with bath glazed shower cubicle, bath and sink with separate WC.

External Situated set back from the top of Drub Lane the house occupies an enviable 0.44 acre plot with an ample driveway parking area leading to two single detached garages. Delightful, parkland landscaped gardens to the front with sweeping lawn and mature trees and shrubs with raised patio area. Stunning views to front over the valley and beyond.



IMPORTANT NOTICE

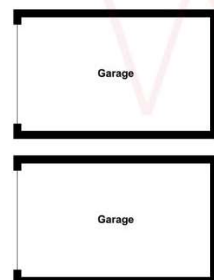
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



First Floor



AGENTS NOTES:

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.

Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk

www.robertwatts.co.uk/signaturehomes  



**Robert
Watts**