



214 Spen Lane, Gomersal, Cleckheaton, BD19 4PJ

Extended, three/four bedroom semi detached house situated in this LOVELY LOCATION 'off the beaten track ' overlooking 'Spen Bowling Club' and offering a semi-rural aspect. Benefitting from a FAMILY SIZED, VERSATILE FOOTPRINT it does requiring modernising but is priced to reflect this work and is sold with NO CHAIN. Comprises hall, lounge, dining kitchen, two further ground floor rooms which could be further bedrooms and a wc with three first floor bedrooms and bathroom. Ample driveway parking and garage with gardens to the front and rear. Benefiting from uPVC DG & GCH.

Asking Price £215,000

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ENTRANCE HALL

LOUNGE 14'5" x 12'2" max (4.4m x 3.7m max)

Having fireplace and gas fire.

KITCHEN DINER 17'1" x 9'10" max (5.2m x 3m max)

Modest range of wall and base units incorporating contrasting work top, sink and mixer tap. Double integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and useful pantry. Door to rear.

DINING ROOM/BEDROOM 13'5" x 9'10" (4.1m x 3m)

Dual aspect room and useful for dining room or another bedroom.

STUDY 8'2" x 7'3" (2.5m x 2.2m)

Cupboard housing boiler.

GUEST WC Hand wash basin and wc.

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

Double bedroom having vanity sink.

BEDROOM TWO 11'2" x 10'2" (3.4m x 3.1m)

Double bedroom having vanity sink.

BEDROOM THREE 6'7" (2.0) x 4'11" (1.5) plus 3'11" (1.2) x 3'7" (1.1)

Bulk head cupboard.

BATHROOM Three piece suite including walk-in shower, wc and hand wash basin.

EXTERIOR The property enjoys super open views over the cricket club and the fields beyond to the front. Low maintenance garden to front and double driveway parking plus single garage. Attached storage shed and paved garden to the rear.

The house is located to the rear of the former Old Saw Pub and is accessed via a driveway next to 212 Spen Lane shared with 216 - 220 Spen Lane.

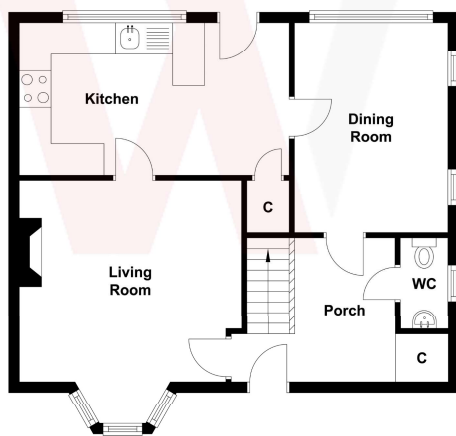
Tenure - Freehold

Council Tax Band - C

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

