



Eddercliffe View, 138 Gomersal Lane, Little Gomersal, Cleckheaton, West Yorkshire,
BD19 4JQ

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Signature Homes by Robert Watts offer for sale this impressive Detached property that has been subject to extensive alterations, extensions and improvements in the last few years, to create a stunning and unique home.

Nestled in the picturesque village of Little Gomersal the property features a beautifully landscaped garden, with unbelievable panoramic views and offers a perfect blend of modern comfort and traditional charm. Immaculately presented throughout with quality bespoke fixtures and fittings. Boasting four bedrooms, making it ideal for families looking for a spacious and inviting home.

Properties of this style and standard are very rare and such viewing is essential.



Entrance Hall Entrance porch

Cloakroom Downstairs WC, with vanity sink and towel rail.

Utility Room Base and wall units, along with granite tops.

Lounge/Diner 31' x 11' (9.45m x 3.35m)
Spacious 31 foot room with French doors out to the garden.

Kitchen 23' (7) x 9' (2.74) open to family room
Stunning open plan large bespoke Kitchen with no expense spared designed by "Tom Howley Kitchens"

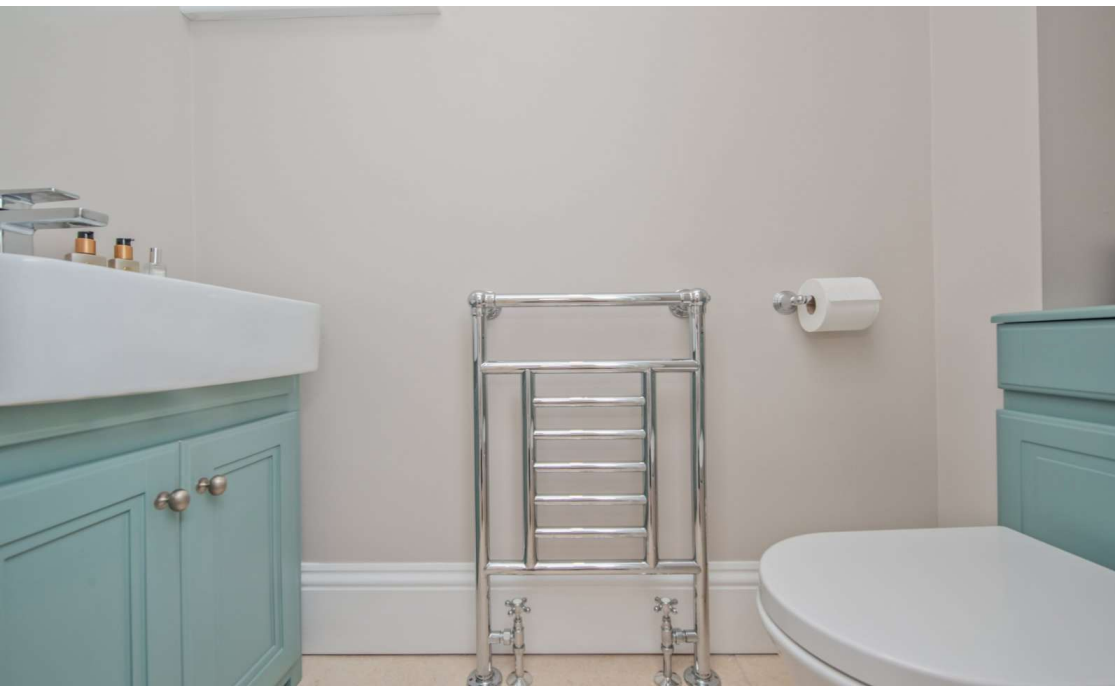
to create a super living space. Furnished with "Shaker" style units that includes a central island/breakfast bar. Complimented with granite worktops. "Miele" appliances with twin ovens, warming drawer and microwave. Ceramic hob and 2 wine coolers. Plumbed American fridge/freezer included. Tiled flooring.

Family Room 16' (4.88) x 11' (3.35) open to kitchen
Open to the Kitchen with bi folds doors leading out to the garden.

Living Room/Snug 14'10" x 9'10" max (4.52m x 3m max)
Featured full height brick fireplace with log burner.







Study 10' x 6' (3.05m x 1.83m)

Complemented with bespoke fitted furniture, drawers and cupboards.

Master Bedroom 16' x 12' (4.88m x 3.66m)

Perhaps one of the most stand out features of the house, with a unique and bespoke full height picture window and vaulted ceiling, that provides a stunning seating area to take full advantage of the far reaching views. Fitted wardrobes and two vertical radiators. Electric blinds and air conditioning unit.

Bedroom 2 15' x 10' (4.57m x 3.05m)

Fitted wardrobes to two walls. Stunning views.

Bedroom 3 7' (2.13) x 6' (1.83) + Wardrobes

Fitted wardrobes

Bedroom 4 17' x 9' (5.18m x 2.74m)

Ground floor Bedroom 4

Bathroom Luxurious bathroom suite, with fully tiled walls and flooring. Vanity sink unit underfloor heating and heated towel rail.

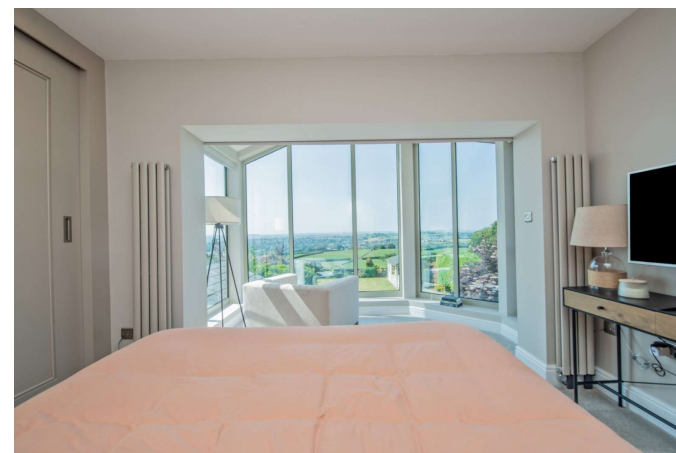
Outside The house occupies a generous overall plot, with breath taking panoramic views. At the back is a beautiful, landscaped garden with large stone flagged patio terrace, plus Summer House (power & alarm). At the front, access is via electric gate with ample parking.

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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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



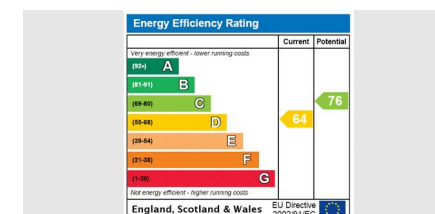
First Floor



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.



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