



## 94 Church Lane, Gomersal, Cleckheaton, BD19 4QL

SUPERBLY PRESENTED, three/four bedroom EXTENDED DETACHED house having an enviable sized footprint with THREE BATHROOMS. Ideally suiting FAMILY BUYERS as it sits within close proximity of the well regarded schools, this lovely home was formerly four bedrooms and bedroom one can easily be split again to create four bedrooms. Boasting a 24ft contemporary style open plan living kitchen as well as a lounge and conservatory, three double bedrooms, two with en suite bathrooms as well as family bathroom and ground floor WC. To the exterior is ample driveway parking and detached garage with a delightful South facing rear garden.

Asking Price £390,000

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**ENTRANCE HALL** Useful storage cupboard.

**LOUNGE 16'5" x 10'2" plus bay (5m x 3.1m plus bay)**

Fireplace with marble hearth and living flame gas fire.

**LIVING KITCHEN DINER 24'3" x 16'1" max (7.4m x 4.9m max)**

Spacious open plan room ideal for families and entertaining. Modern range of wall and base units incorporating granite work tops, feature island unit and breakfast bar. Double integral electric oven, four ring gas hob and extractor. Integral fridge freezer, dishwasher and wine cooler. Useful storage cupboard and sliding doors to conservatory.

**CONSERVATORY 8'10" x 7'7" max (2.7m x 2.3m max)**

Access to patio and garden.

**INNER LOBBY** Leading to WC.

**GUEST WC** Hand wash basin and wc. Useful storage cupboard.

**FIRST FLOOR LANDING** Useful storage cupboard.

**BEDROOM ONE 15'9" x 14'5" max (4.8m x 4.4m max)**

Previously two bedrooms - has two windows so could be converted back to two by replacing the partition wall and opening the second doorway.

**BEDROOM TWO 16'1" (4.9) x 7'7" (2.3) plus doorway**

Having fitted wardrobes.

**EN SUITE** Three piece modern suite comprising shower cubicle with electric shower, wc and hand wash basin.

**BEDROOM THREE 13'1" (4.0) x 8'2" (2.5) plus 4'3" (1.3) x 3'11" (1.2)**

**EN SUITE** Modern three piece suite comprising shower cubicle, wc and hand wash basin.

**BATHROOM** Four piece modern suite comprising bath with central tap, shower cubicle, wc and hand wash basin. Tiling to walls and chrome heated towel rail.

**EXTERIOR** The property benefits from a lovely South facing lawned and paved garden to the rear. Block paved driveway providing ample parking to the side leading to a single garage measuring 5m x 2.6m (16'5 x 8'6) which has the benefit of being insulated for current gym use and has plumbing for auto washer and vent for dryer. Garden area to the front.

Tenure - Freehold

Council Tax Band - E

EPC Rating - C

**PLEASE NOTE** 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.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		