



127 Church Lane, Gomersal, Cleckheaton, BD19 4QN

A rare opportunity to acquire this well-presented three-bedroom DETACHED TRUE BUNGALOW, occupying a generous plot in a highly sought-after residential location. Enjoying beautiful OPEN ASPECT VIEWS to both the front and rear, the property offers an enviable combination of privacy, space and a peaceful setting.

Sold with NO CHAIN and providing well-proportioned accommodation throughout, with excellent potential for a range of purchasers including families, downsizers and those seeking single-level living. Comprises lounge, cloakroom, kitchen, utility, three double bedrooms and modern shower room.

Outside, the generous gardens complement the attractive position, while ample parking and single garage further enhances the appeal.

Asking Price £350,000

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HALL

CLOAKROOM

WC and vanity sink.

LIVING ROOM 23'4" x 13'9" max (7.1m x 4.2m max)

Spacious airy room with fireplace with electric fire. Open views to the front.

KITCHEN 10'2" x 7'10" max (3.1m x 2.4m max)

A range of wall and base units with contrasting worktops and inset 1.5 bowl sink with mixer tap, integrated electric oven and hob with extractor over, integrated microwave. Open plan to Utility Room

UTILITY ROOM 7'10" x 5'7" max (2.4m x 1.7m max)

Sink and plumbed for automatic washing machine and tumble dryer.

REAR ENTRANCE

BEDROOM ONE 11'10" x 10'10" max (3.6m x 3.3m max)

Double bedroom with fitted robes with open aspect rear views.

BEDROOM TWO 10'10" x 9'2" max (3.3m x 2.8m max)

Double bedroom with fitted robes.

BEDROOM THREE 11'10" x 6'11" max (3.6m x 2.1m max)

Double bedroom with French doors leading to garden.

SHOWER ROOM

Three piece modern shower room with enclosed glazed shower cubicle, vanity sink unit and WC. Tiled walls and flooring. Storage cupboard.

OUTSIDE

Occupying a good sized plot with block paved driveway to front for off street parking leading to single garage. Lawned garden with open views to front. Pleasant lawned garden and paved patio enjoying lovely open aspect views over fields to the rear.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

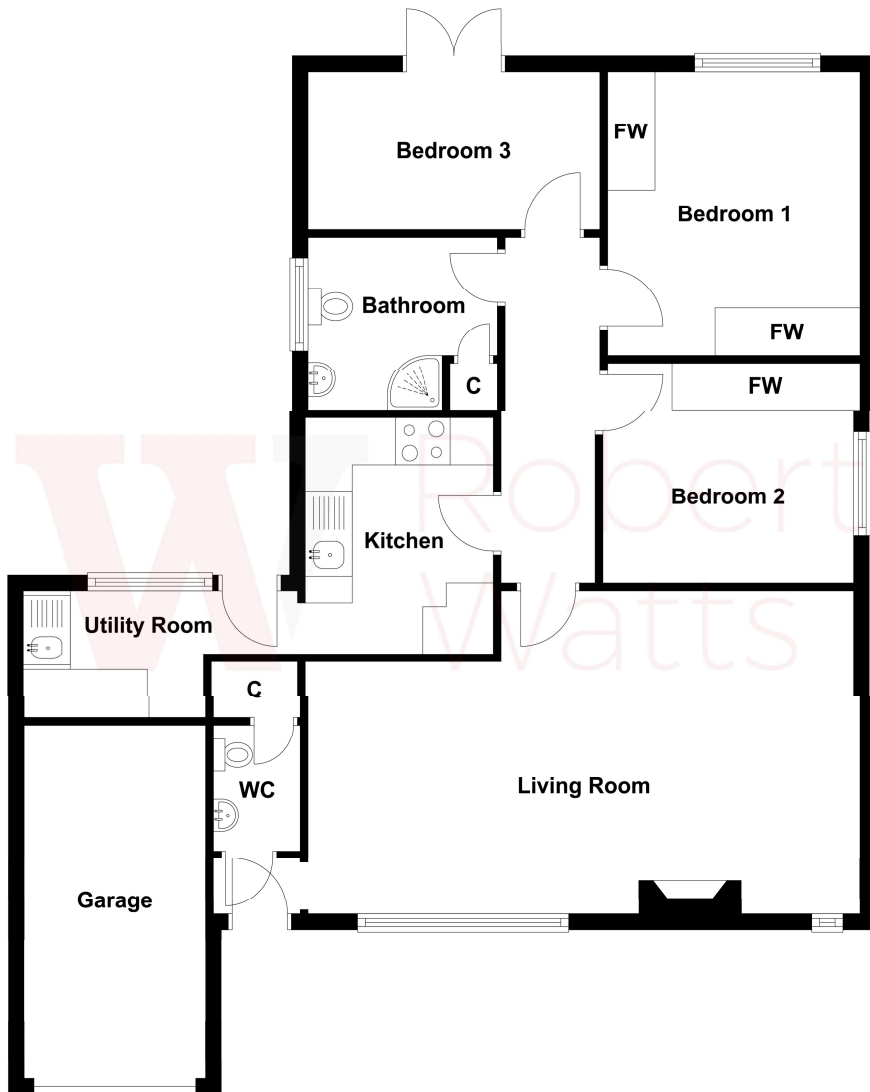
PLEASE NOTE

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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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