



## 146 Latham Lane, Gomersal, Cleckheaton, BD19 4AR

Tucked away in this highly popular location this charming, extended, end-of-terrace cottage is a true case of "don't judge a book by its cover." While unassuming from the outside, the property offers an enviable c. 1,227sqft footprint and opens up to reveal a beautifully styled, immaculate interior that blends contemporary design with retained period features.

Thoughtfully finished throughout, the accommodation offers a warm and inviting atmosphere, with character details complemented by modern fittings and tasteful décor. Ideal for buyers seeking charm without compromise, the home enjoys the added benefit of its end-of-terrace position and is perfectly placed for local amenities, schools including 'BBG Academy' and transport links.

Comprises utility porch, modern integrated breakfast kitchen with open plan snug, spacious lounge and dining room, three good sized bedrooms, the master with en suite and luxury family bathroom. To the exterior is a pleasant, courtyard style landscaped rear paved garden with garden to the front and ample driveway parking.

**Asking Price £435,000**

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**ENTRANCE / UTILITY PORCH** Versatile space cleverly used as a utility area. Plumbed for automatic washing machine and dryer. Underfloor heating on the whole of the ground floor.

**BREAKFAST KITCHEN 15'5" x 10'6" (4.7m x 3.2m)**

Modern range of wall and base units with quartz worktops and breakfast bar, inset sink and instant hot water mixer tap, full height fridge freezer, integrated oven with warmer drawer and 5 ring gas hob and extractor over. Integrated microwave and dishwasher with feature stone flooring. Open to;

**SNUG 8'6" x 11'6" max (2.6m x 3.5m max)**

Living flame stove effect fire with wall mounted TV point. Vaulted ceiling with Velux roof lights and bi-folding doors to garden.

**LIVING ROOM 15'5" x 18'1" max (4.7m x 5.5m max)**

Feature stone flagged flooring, beamed ceiling and exposed brickwork. Open oak and glass balustrade to stone staircase with reclaimed handmade brick fireplace and multi-fuel stove which is the focal point of this lovely room. Useful under stairs storage room with wall mounted boiler. Open to dining room.

**DINING ROOM 11'6" x 8'6" max (3.5m x 2.6m max)**

Double doors leading to rear garden.

**FIRST FLOOR** Stone staircase and feature exposed brickwork. Access to boarded loft with ladder.

**BEDROOM ONE 11'10" x 12'2" + robes (3.6m x 3.7m + robes)**

Full height vaulted ceiling and exposed timber roof trusses. Fitted wardrobes with timber flooring and cast iron radiator. Open aspect front views.

**EN SUITE** Luxury en suite with porcelain tiled walls and floor. Three piece suite comprising marble counter top wash basin set on vanity unit with quartz top, W.C. and a raised walk in shower/wet room with waterfall shower and separate hand held shower with a stone resin shower tray. Heated graphite grey towel rail. Built-in cupboards.

**BEDROOM TWO 10'10" x 8'6" + robes (3.3m x 2.6m + robes)**

Double bedroom with fitted wardrobe and cast iron radiator.

**BEDROOM THREE 10'6" x 8'2" max (3.2m x 2.5m max)**

Good sized bedroom with cast iron radiator.

**BATHROOM** Luxury bathroom with three piece modern suite comprising WC, bath with integral shower with rainforest head and vanity sink. Graphite grey heated towel rail and porcelain wall and floor tiles.

**OUTSIDE** To the front of the property is a large parking area providing parking for 4/5 cars with cobbled paving and gates lead to the front garden which has a Yorkshire stone flagged area and a cobbled seating area and raised flower beds. To the side is a stone flagged garden with a log store. The landscaped rear courtyard garden has a useful storage shed and is enclosed with high walling providing a high degree of privacy.

**ADDITIONAL INFORMATION**

Tenure: Freehold

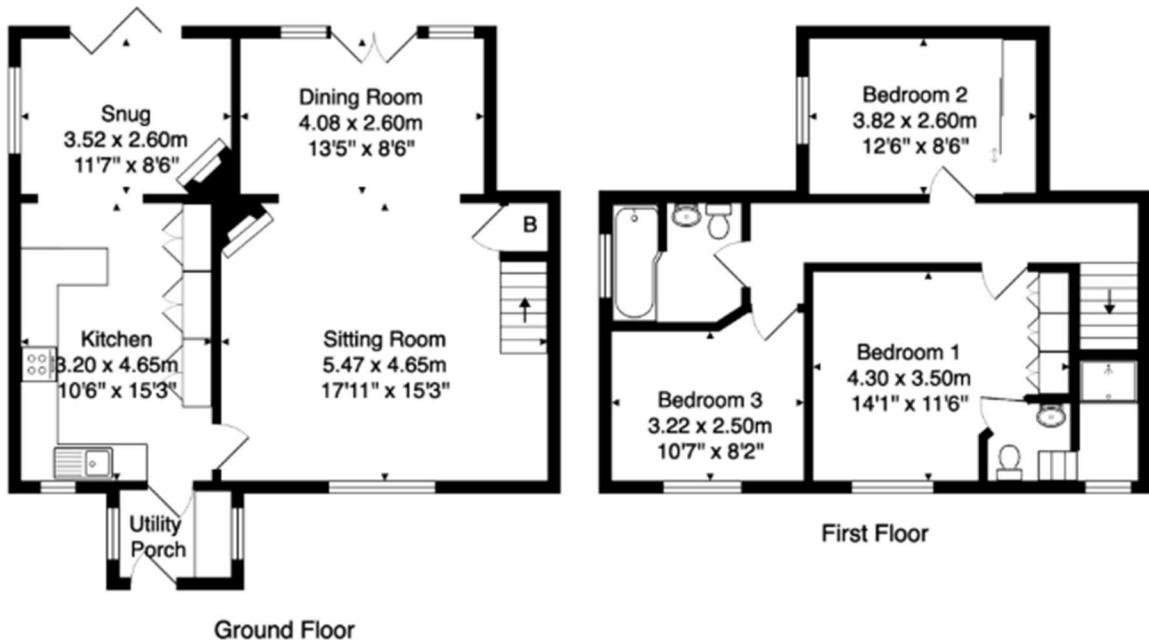
Council Tax Band: B

EPC Rating: C

**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	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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