Robert Watts

GETTING WEST YORKSHIRE MOVING

133 Church Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4QN

Deceptively spacious, EXTENDED, THREE/FOUR BEDROOM DETACHED TRUE BUNGALOW situated in this ever popular location. Offering a versatile and very generous footprint of circa. 1500sqft and enjoying beautiful OPEN ASPECT VIEWS to both the front and rear, this lovely home suits growing families and potential downsizers who want single level living.

Comprises hall, spacious lounge, dining room, study/bedroom four, breakfast kitchen, utility, three bedrooms, bathroom and shower room. Outside, the generous plot has ample parking and single garage to the front with lovely lawned garden enjoying the views to the rear.

Asking Price £400,000

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HALLWAY Cloaks cupboard.

LIVING ROOM 23'4" x 14'1" max (7.1m x 4.3m max)
Spacious living room with fireplace with living flame gas fire.

INNER HALL Sizeable inner hallway with storage cupboard.

DINING ROOM 11'2" x 9'6" max (3.4m x 2.9m max)

KITCHEN DINER 16'1" x 10'2" max (4.9m x 3.1m max)
Wall and base units with worktop and two sinks with double integrated oven and 4 ring gas hob and extractor. Plumbed for automatic washer. Utility area off with side door.

BEDROOM ONE 11'6" (3.5) x 9'10" (3.0) plus recess
Fitted wardrobes and chest of drawers.

BEDROOM TWO 13'1" x 9'6" max (4m x 2.9m max)
Fitted robes, overbed cabinets and drawers.

BEDROOM THREE 9'9" x 6'11" max (2.97m x 2.1m max)
In built wardrobes. The partition wall between bedroom two and three could easily be removed to create a larger bedroom, subject to building regulations.

BATHROOM Three piece suite, vanity unit incorporating basin and WC, bath, tiled walls and flooring.

STUDY/BEDROOM FOUR 12'2" x 9'10" max (3.7m x 3m max)

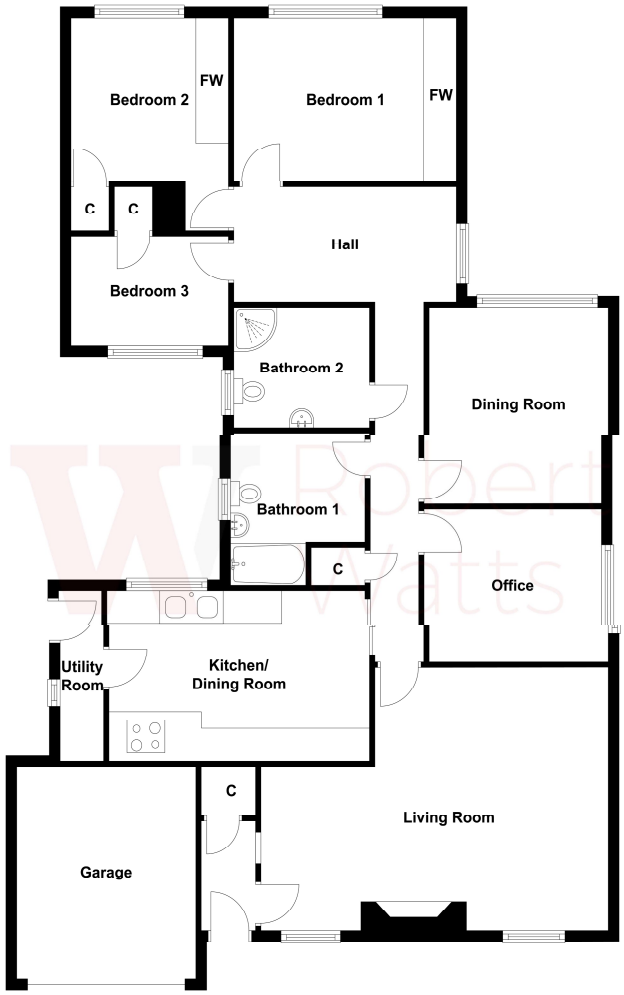
SHOWER ROOM 3 Piece suite comprising: WC, basin and curved glazed shower cubicle. Tiled walls and flooring.

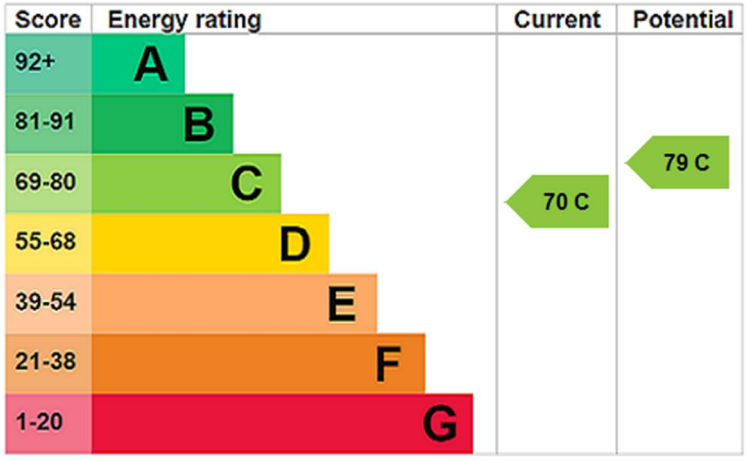
OUTSIDE Lawned garden to the front with ample driveway parking to the front leading to the attached single garage. Pleasant rear garden mainly laid to lawn, with patio area and enjoying a pleasant open aspect.

ADDITIONAL INFORMATION Tenure: Freehold
Council Tax Band: D
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.





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