



## **218 Spen Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4PJ**

EXTENDED three bedroom semi-detached house situated in this DELIGHTFUL and sought-after LOCALITY. Situated 'off the beaten track' overlooking the 'Spen Bowling Club' and offering far reaching views and a beautiful semi-rural aspect.

Benefitting from a FAMILY SIZED, VERSATILE FOOTPRINT it does require some updating but is well maintained and is sold with NO CHAIN.

Comprises hall, lounge, dining kitchen, three first floor bedrooms and bathroom. Driveway parking and garage with gardens to the front and rear. Benefiting from uPVC DG & GCH.

**Asking Price £220,000**

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## GROUND FLOOR

### ENTRANCE HALL

#### LIVING ROOM 23'7" x 14'1" max (7.2m x 4.3m max)

Fireplace and living flame gas fire. French doors to Dining Room.

#### DINING ROOM 8'2" x 4'7" max (2.5m x 1.4m max)

Plumbed for automatic washing machine and pantry.

#### KITCHEN 14'9" (4.5) x 7'7" (2.3) plus 8'6" (2.6) x 9'2" (2.8) max

L-shaped kitchen with a range of wall and base units, 1.5 bowl ceramic sink and mixer tap, double electric oven and 5 ring hob with extractor over, integrated dishwasher and fridge/freezer. Double doors to the garden.

## FIRST FLOOR

#### BEDROOM ONE 11'2" x 11'6" max (3.4m x 3.5m max)

Fitted robes.

#### BEDROOM TWO 11'2" x 10'2" max (3.4m x 3.1m max)

#### BEDROOM THREE 8'2" (2.5) x 6'11" (2.1) max due to bulkhead

### BATHROOM

Three piece suite comprising: WC, basin and bath. Storage cupboard.

#### GARAGE 9'6" x 27'7" max (2.9m x 8.4m max)

## OUTSIDE

Accessed off Spen lane via a private driveway shared with the neighbouring houses it has a block paved driveway with parking to the front and single garage. Lovely open aspect overlooking Spen Bowling & Cricket Club.

Pleasant lawned, paved and gravelled garden to the rear.

## OTHER INFORMATION

Tenure: Freehold

Council Tax: C

EPC Rating: C

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

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