



241 Spen Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4LT

A great opportunity has arisen to purchase this affordably priced, THREE BEDROOM semi detached situated in this popular location. Perfect as a FAMILY HOME as it is sits close to the local schools and amenities, the house does require some cosmetic improvement but is priced to reflect this work and is sold with NO CHAIN. Comprises hall, lounge, kitchen, bathroom, good sized pleasant garden to the rear and front driveway parking. Benefits from GCH, uPVC DG & EPC - E.

Asking Price £175,000

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ENTRANCE HALL

LIVING ROOM 15'1" x 13'9" max (4.6m x 4.2m max)

Timber flooring & inset living flame gas fire.

KITCHEN 17'1" x 5'11" max (5.2m x 1.8m max)

Wall & base units, worktop, sink with mixer tap, power for automatic washing machine, French doors to garden and pantry with wall mounted boiler.

LANDING Ladder & boarded loft.

MASTER BEDROOM 10'10" x 10'6" max (3.3m x 3.2m max)

BEDROOM 10'6" x 9'6" max (3.2m x 2.9m max)

BEDROOM 6'7" x 6'7" max (2m x 2m max)

BATHROOM Three piece suite with bath, electric shower, glazed shower screen, WC and sink.

EXTERNAL Good sized lawned garden and patio to rear which offers the potential to extend, subject to planning. Ample driveway parking to the front.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - B

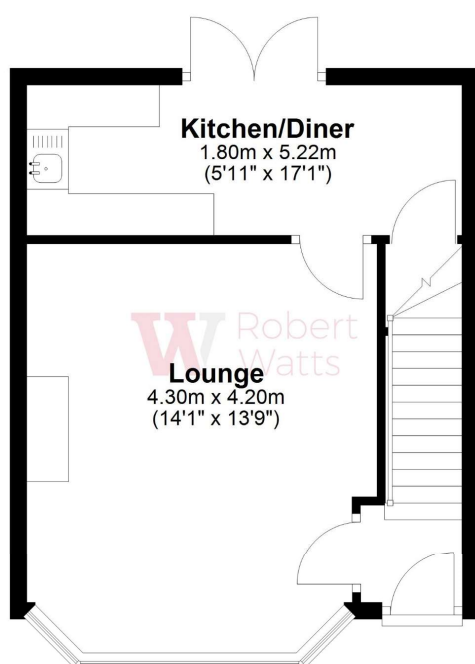
EPC Rating - D

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

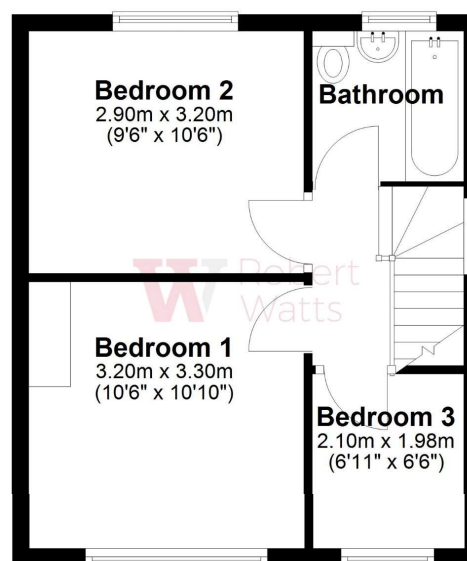
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		