



172 Cliffe Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4SY

WELL PRESENTED, four bedroom, executive style detached house situated on this SELECT DEVELOPMENT of only four houses. Located within this highly desirable location offering easy access to the local amenities, schools including well regarded 'BBG Academy' and lovely countryside walks. Offering a spacious FAMILY SIZED footprint this stylish home sits on a good sized plot with ample driveway parking and a double garage. Internally it comprises hall, two reception rooms, modern integral breakfast kitchen, utility and WC with four first floor bedrooms including master ensuite and family bathroom. Well-kept lawned gardens to the front and a landscaped, South facing lawned and patio rear garden with timber summer house. Benefits from GCH, uPVC DG & alarm.

Asking Price £475,000

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ENTRANCE HALL

LIVING ROOM 18'1" (5.5) x 11'10" (3.6) plus bay window

Stone fireplace with living flame gas fire & double doors to dining room.

DINING ROOM 11'10" x 9'6" max (3.6m x 2.9m max)

Sliding doors to garden.

There is an excellent opportunity to remove the partition wall to the kitchen to create a larger open plan dining kitchen if required and subject to building regulations.

KITCHEN DINER 20' x 9'6" max (6.1m x 2.9m max)

Modern range of wall & base units with contrasting granite worktops and breakfast bar, inset 1.5 bowl sink with mixer tap, integral electric oven & microwave, induction hob & extractor fan, integral dishwasher & space for US style fridge freezer.

UTILITY ROOM 7'10" x 5'11" max (2.4m x 1.8m max)

Plumbing for automatic washing machine & space for a dryer, base units with granite worktop and side door access.

GUEST CLOAKROOM Featuring WC & sink.

FIRST FLOOR LANDING Storage cupboard & hot water tank.

MASTER BEDROOM 15'9" x 12'10" max (4.8m x 3.9m max)

Double bedroom with wall mounted TV point.

ENSUITE BATHROOM Three piece suite with glazed shower cubicle, chrome heated towel rail, WC & sink.

BEDROOM 12'2" x 10'2" max (3.7m x 3.1m max)

Double bedroom.

BEDROOM 11'2" x 8'10" max (3.4m x 2.7m max)

Double bedroom.

BEDROOM 9'10" (3) x 7'7" (2.3) plus 3'3" (1) x 3'3" (1)

BATHROOM Three piece suite with electric shower over bath, glazed screen, WC, sink, tiled walls & chrome heated towel rail.

EXTERIOR Set back from Cliffe Lane and accessed via security gates there is an ample driveway providing parking for numerous cars ideal for the growing family and a lawned garden area. Sizeable double integral garage 16'9 x 15'5 (5.1m x 4.7m) with power and boiler.

Lovely South facing landscaped lawned garden and patio to the rear with timber summerhouse.

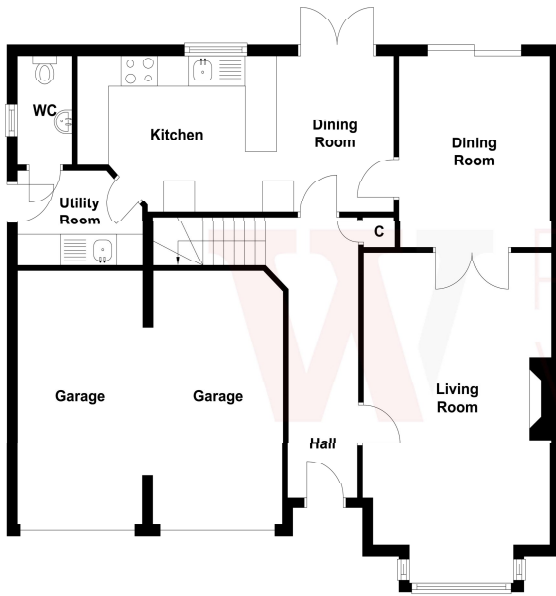
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

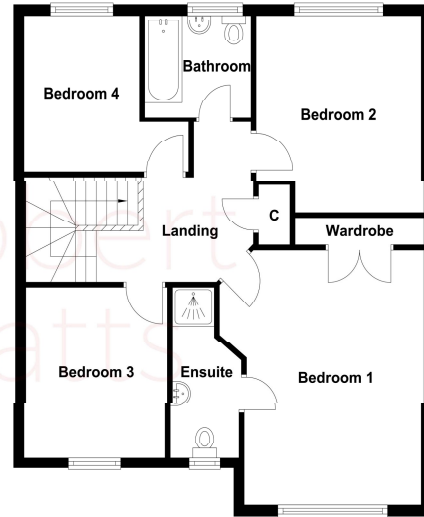
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		