Yorkshire Residential Sales and Lettings
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YORKSHIRE RESIDENTIAL
Sales and Lettings

301 Spen Lane

Gomersal, Cleckheaton, BD19 4LS

£300,000

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FOUR BEDROOM PROPERTYLARGE FAMILY HOME***GOMERSAL***
MUST BE VIEWED to appreciate the size and quirkiness this large family home has to offer and is with in easy access and the catchment of popular primary and high schools. Accommodation which comprises of; sun lounge, shower room, utility room, kitchen diner, 1 / 2 receptions rooms or 3 / 4 bedrooms and house bathroom. Enclosed and private gardens with off road parking and single garage.
*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Sun Lounge
Tiled flooring, wall lighting, radiator and access to the garden via French doors.

Shower Room
3 piece white modern suite which comprises of; low flush wc / wash hand basin into vanity unit and a walk in shower cubicle. Inset spot lighting and heated towel rail.

Inner Hallway
stairs to first floor and lower ground floor, radiator.

Cold Store / Pantry
Large storage cupboard with built in racking.

Utillity Room
A range of wall and base units, granite worktops with sink unit set in. Plumbing for automatic washing machine, splash back tiling, built in cupboards and radiator.

Kitchen Diner
A range of wall and base units, gas cooker point with extractor hood set over. Built in storage cupboard, window seat and inset spot lighting.

Reception Room One
2 x radiators and inset spot lighting.

Split Level Landing
Access to the garden and radiator.

House Bathroom
3 piece white suite which consists of a low flush wc, pedestal wash hand basin and a panelled bath with shower over. Fully tiled, inset spot lighting and heated towel rail.

Double Bedroom 3
Fitted bedroom furniture and radiator.

Reception Two / Double Bedroom 1
Feature fire place place, large storage cupboard and radiator.

Double bedroom 2
Built in wardrobe and radiator.

Single bedroom 4 / Study
Built in wardrobe and radiator.

Exterior
An enclosed and private garden which is

accessed via double gates for ample vehicle parking. Single garage with has power and lighting. Well kept garden area with patio area.

Road Map

Hybrid Map

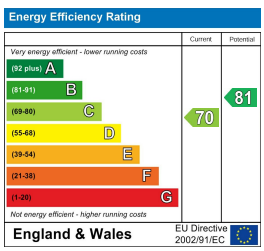
Terrain Map

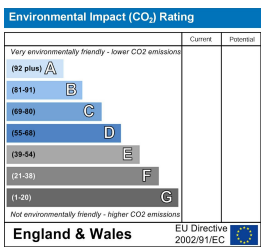
Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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