

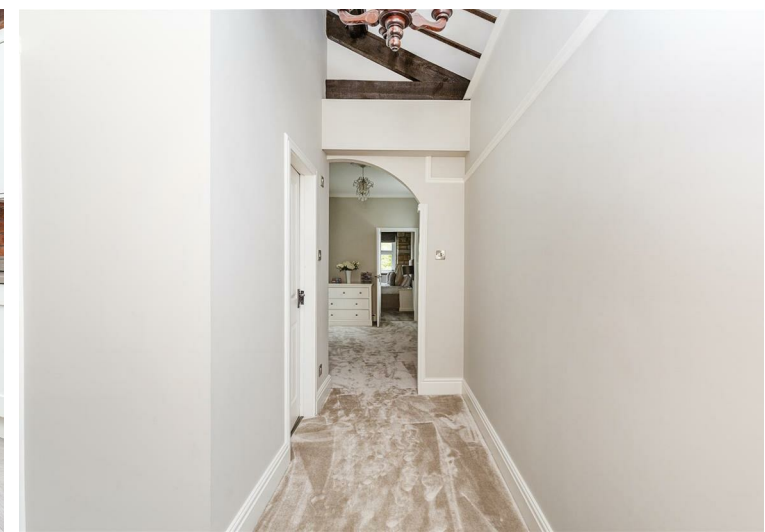
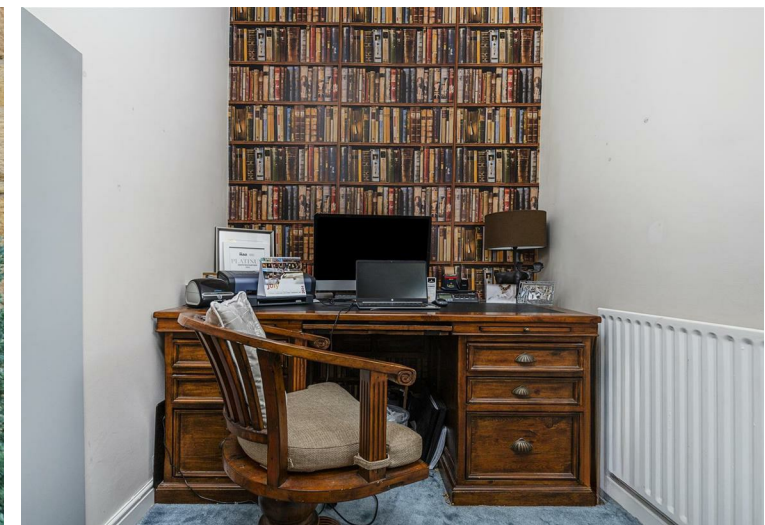
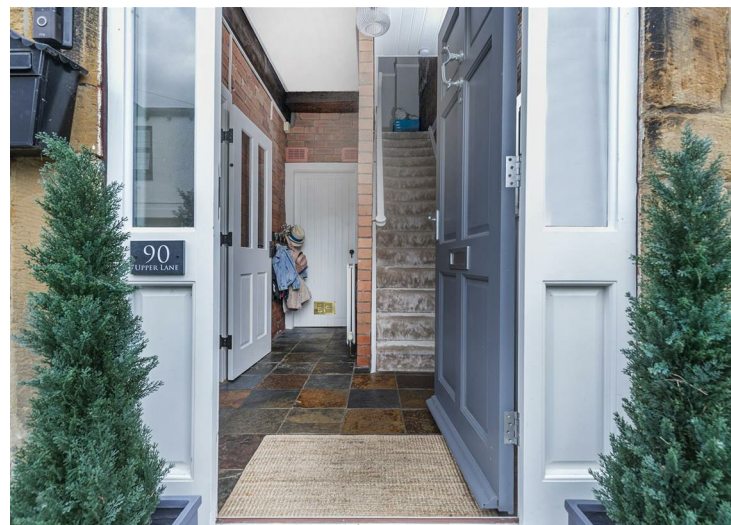
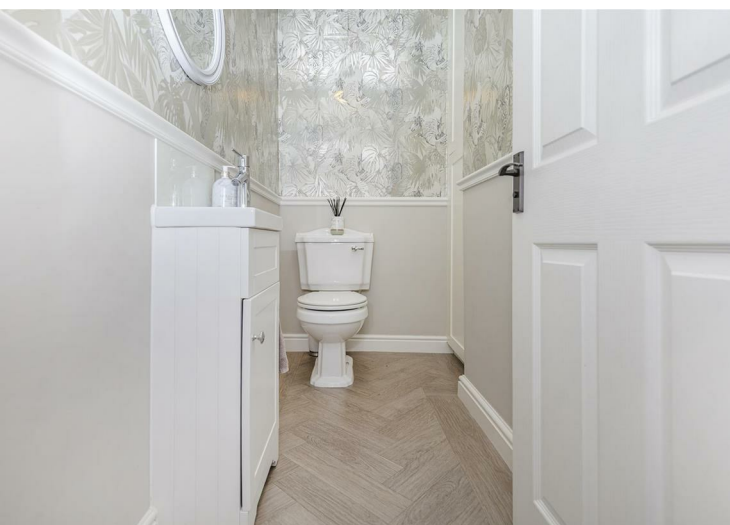


90 Upper Lane, Little Gomersal, Cleckheaton, BD19 4JF
£479,950

bramleys

Situated in the highly desirable village of Little Gomersal, is this superb 4 bedroom character property which has been finished to a high standard. This stunning family home is certain to appeal to the most discerning of buyers and an internal inspection is highly recommended to fully appreciate the accommodation on offer. Being deceptive in size, this unique family home boasts some fabulous original features such as exposed beams and stone work, yet offers modern living with a layout that comprises:- ground floor entrance vestibule, open plan dining kitchen, lounge, play room, office, cloakroom/WC, first floor landing, 4 bedrooms, bathroom and en suite to the master. Externally there is a tiered garden which incorporates an outside office/beauty room which could also be utilised as an office or sun room. There is also ample off road parking for a number of vehicles.





GROUND FLOOR:

Enter the property via a solid timber door into:-

Entrance Vestibule

A most welcoming entrance vestibule which has exposed brickwork and beam ceiling, flagged floor, central heating radiator and staircase rising to the first floor. A door provides access to a useful store room and a second door leads through to the dining kitchen.

Store Room

Accessed via a set of stone steps, this room provides useful additional storage space.

Dining Kitchen

20'8" x 13'2" (6.30m x 4.01m)

This well proportioned dining kitchen offers an excellent mix between the old and the new, having exposed brickwork and beam ceiling, whilst also being complemented by a range of

modern wall and base units with laminated work surfaces and upstands. Inset into worktop is a sink unit with side drainer and mixer tap, there is a freestanding gas cooker with double electric oven and stainless steel extractor above. The kitchen has space for a dishwasher, American fridge freezer and washing machine. Enjoying an abundance of natural light from 3 uPVC double glazed windows, this room is also fitted with Herringbone effect flooring, a central heating radiator and door accessing the inner hallway.

Inner Hallway

With doors accessing the remaining ground floor accommodation.

Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and vanity sink unit. There is also a central heating radiator, Herringbone effect flooring, dado rail decor and built-in storage cupboard.

Office

9'6" x 6'3" (2.90m x 1.91m)

This useful office space has a central heating radiator.

Play Room

18'10" max x 15'9" (5.74m max x 4.80m)

Offering a variety of uses, yet currently utilised as a play room by the current vendors. This well proportioned room has a continuation of the Herringbone effect flooring and is also fitted with a central heating radiator and uPVC windows to both the front and side elevation.

Lounge

15'9" x 12'11" (4.80m x 3.94m)

A stylish reception room, with the main focal point of the room being a multi-fuel burner set within an inglenook fireplace, with brick surround and timber mantel. There is also feature panelling to the walls, built-in storage cupboards to the



alcoves and shelving to the alcoves. This well proportioned room has views over the garden via uPVC double glazed French doors.

FIRST FLOOR:

Landing

With exposed ceiling beams and exposed stone work. There is a uPVC double glazed window to the rear elevation and a central heating radiator. Doors access all of the first floor accommodation and there is also a useful storage cupboard.

Master Bedroom

15'9" x 14'3" (4.80m x 4.34m)

The master bedroom offers a wealth of character, with exposed stone work and timber lintels. There is also a ceiling rose, fitted wardrobes to one wall which provide a wealth of storage and hanging space, central heating radiator and 2 double glazed windows which overlook the garden. A door provides access to the en-suite bathroom.

En suite Bathroom

This well proportioned, contemporary en suite is fitted with a 4 piece suite comprising of a low flush WC, stand alone Egg bath with freestanding mixer tap and shower attachment, shower cubicle and double vanity sink unit. There is part tiling to the walls, 2 double glazed windows to the front and side elevations, together with 2 central heating radiators.

Bedroom 2

13'9" max x 12'8" max (4.19m max x 3.86m max)

This unique second bedroom has an abundance of character with exposed brick work, ceiling beams, a ladder gives access to a mezzanine level which is currently utilised as an office space. There is also a central heating radiator and ample natural light provided by a Velux window and additional window to the front elevation.

Bedroom 3

6'8" x 13'9" (2.03m x 4.19m)

Having low level feature panelling, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 4

13'9" x 6'5" (4.19m x 1.96m)

Having further low level feature panelling, built-in wardrobe, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Being part tiled to the walls, this modern bathroom features a 3 piece suite comprising of a panelled bath with shower over and glass shower screen. concealed flush WC and vanity wash hand basin. There is a central heating radiator and ceiling spotlights.

OUTSIDE:

There is off road parking for a number of vehicles, a wrought iron gate gives access to the garden area which has a stone path leading to the outbuilding which is currently a beauty room. The lower section of garden comprises of a lawned garden with stone walling, stone steps lead up to a further garden area with artificial lawn and wrought iron fencing. There is also a paved patio area which is ideal for al-fresco dining.

Office/Sun Room

Currently utilised as a beauty room and serviced with electric and water. There is also a useful storage shed attached.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Heckmondwike via Leeds Road in the direction of Birstall. At the cross roads turn left into Gomersal Road, which then becomes Oxford Road. After a short distance turn left into Lower Lane, right into Quarry Road and then left into Upper Lane. The entrance to the driveway will be found on the right, with a sign on the drystone wall reading 'SKINGYM'.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

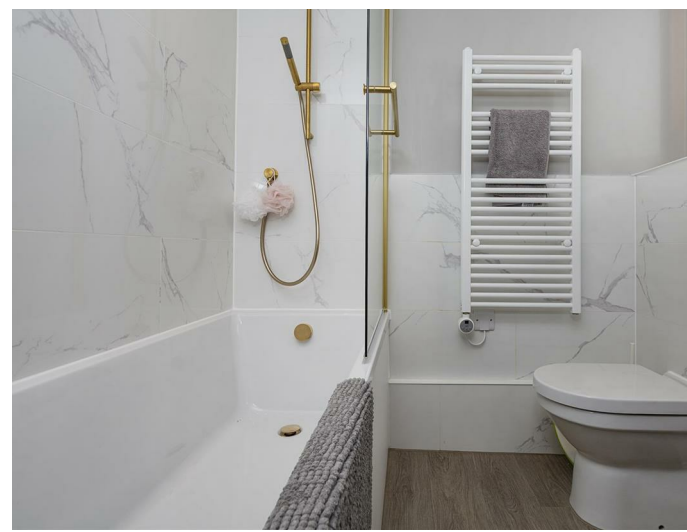
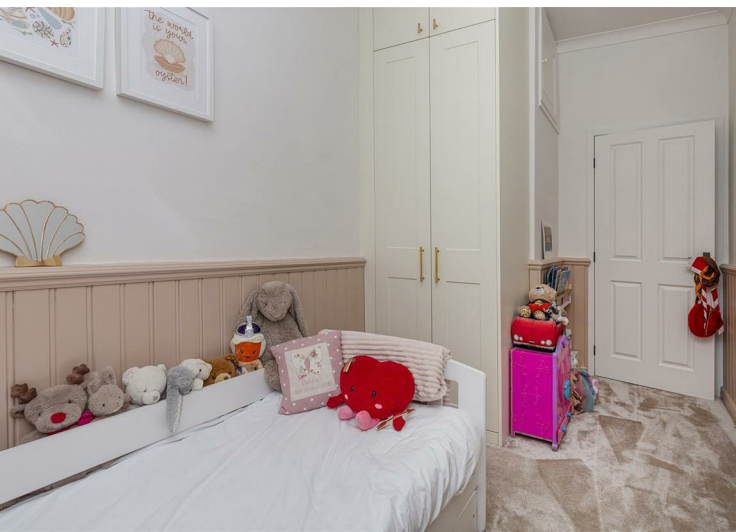
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

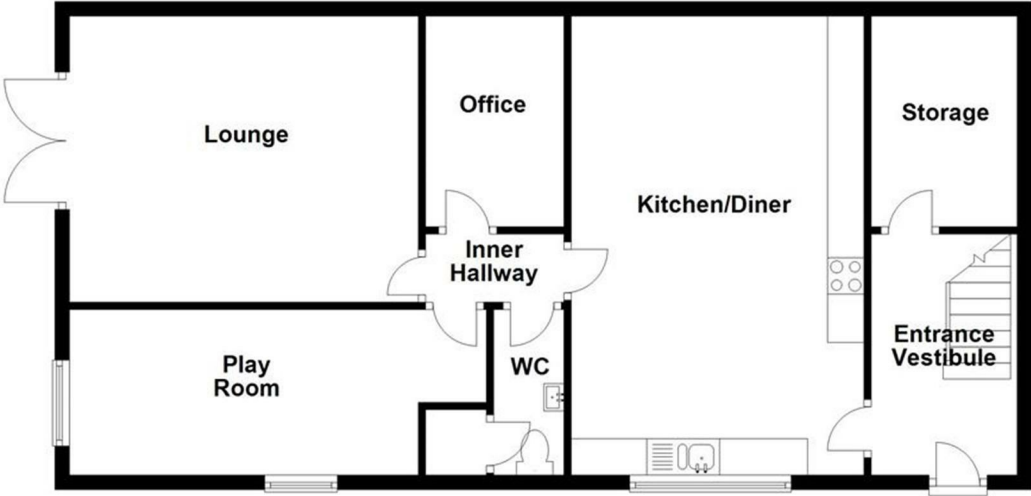
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

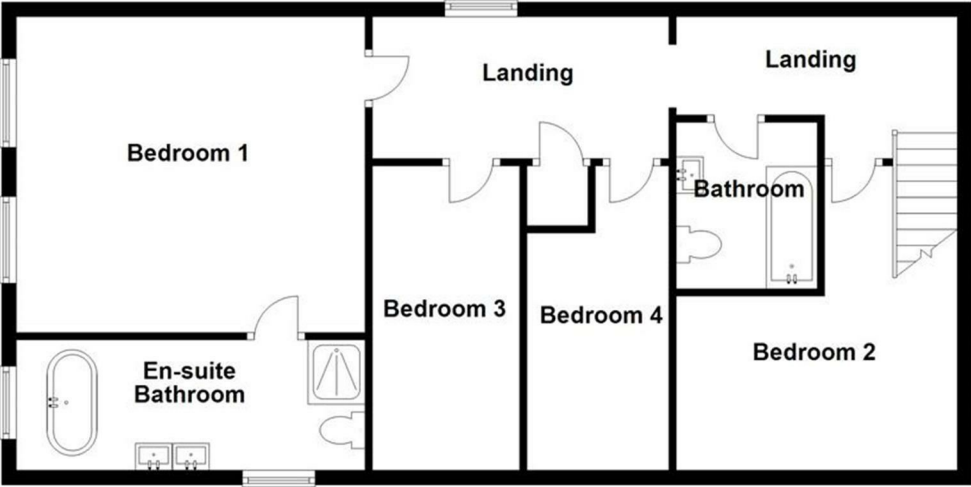




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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