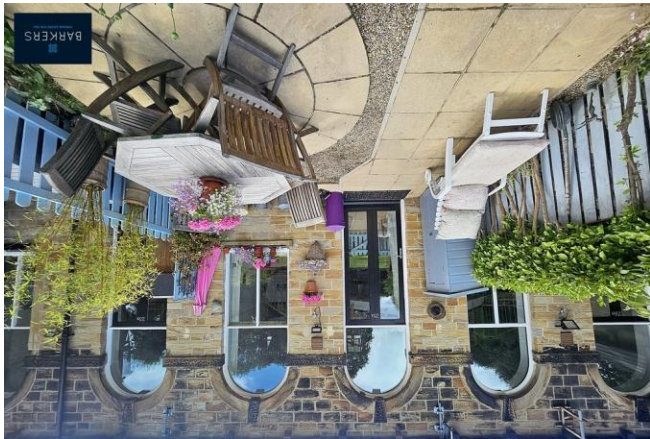


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Full Description

Offered for sale is this magnificent mews home, forming part of a charming former Sunday School conversion with NO ONWARD CHAIN. Rich in character and boasting a wealth of original features-including arched windows and high ceilings-this stunning property seamlessly blends period charm with modern decor and contemporary finishes.

Situated in the highly sought-after location of Gomersal, this unique home enjoys an open aspect over the tranquil Chapel Gardens to the rear. The property also benefits from a private enclosed courtyard garden, access to a beautifully maintained communal garden, and two allocated parking spaces. The accommodation briefly comprises: Entrance hall, dining kitchen with a spiral staircase leading up to the most magnificent mezzanine lounge and two double bedrooms(both with en-suite facilities). A rare opportunity to own a truly special home in an exceptional setting-early viewing is highly recommended.

ENTRANCE HALL

An external door leads into the entrance hall which has built-in cupboards which provide plentiful storage.

DINING KITCHEN

14' 9" x 12' 8" (4.5m x 3.86m)

The kitchen is fitted with a stylish range of wall and base units, complete with complementary work surfaces and an inset stainless steel sink with mixer tap. A full suite of integrated appliances includes an electric oven, ceramic hob with chimney-style extractor, fridge/freezer, washer/dryer, and dishwasher-

offering convenience and functionality in equal measure. With a partially full-height ceiling and a stunning arched window, the room is flooded with natural light, creating a bright and welcoming space. A striking spiral staircase leads to the mezzanine lounge, while a door provides direct access to the peaceful courtyard garden, perfect for relaxing or entertaining.

FIRST FLOOR MEZZANINE LOUNGE

29' 11" x 29' 10" (9.12m x 9.09m)

This magnificent mezzanine lounge enjoys elevated views over the tranquil courtyard gardens and is bathed in natural light, thanks to four generous skylight windows. These skylights are operated via a remote control and are rain-sensitive, combining modern convenience with thoughtful design.

BEDROOM ONE

11' 10" x 11' 9" (3.61m x 3.58m)

Double room with access to en-suite facilities.

EN-SUITE BATHROOM

8' 0" x 7' 8" (2.44m x 2.34m)

Fitted with a three piece white suite which comprises of a bath with shower over and glass shower screen, W.C. and a wash basin. Part tiled walls, tiled flooring, extractor fan and a chrome heated towel radiator.

BEDROOM TWO

12' 8" x 11' 5" (3.86m x 3.48m)

Double room with access to en-suite facilities.



EN-SUITE SHOWER ROOM

9' 3" x 6' 11" (2.82m x 2.11m)

Fitted with a three piece white suite which comprises of a shower cubicle, W.C. and a wash basin. Part tiled walls, tiled flooring, extractor fan and a chrome heated towel radiator. A door from the shower room also leads out to the entrance hall.

EXTERIOR

Externally, the property benefits from two allocated parking spaces and a delightful South West facing courtyard garden, thoughtfully landscaped with paving and decorative pebbles. This private outdoor space enjoys an open aspect onto the chapel gardens, offering a peaceful and attractive setting. A handy storage shed is included within the garden itself, while a second, additional storage shed is located in the nearby shared bin store area

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Please note the house is situated in a Conservation Area so please make any necessary enquiries on this.

The communal garden, bin store and car park sit within the boundary for this property. Organisation of any maintenance work required in these areas is the responsibility of the owner of this property but the cost is shared cost between all property owners.

