



Upper Lane, Gomersal, Reduced £155,000

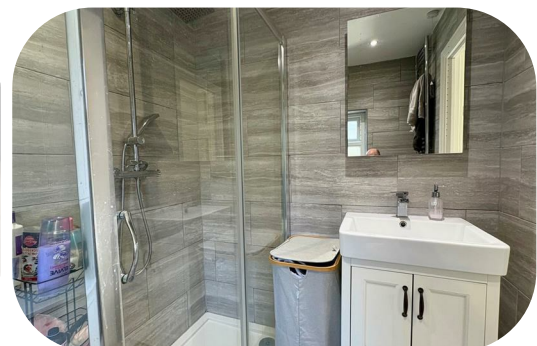
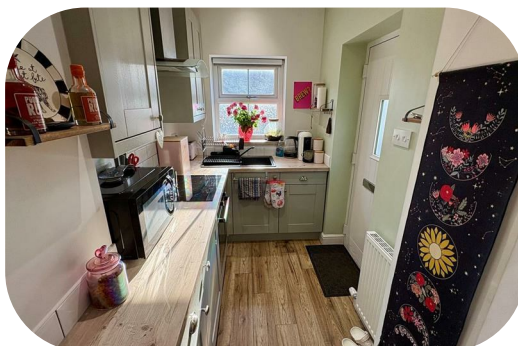
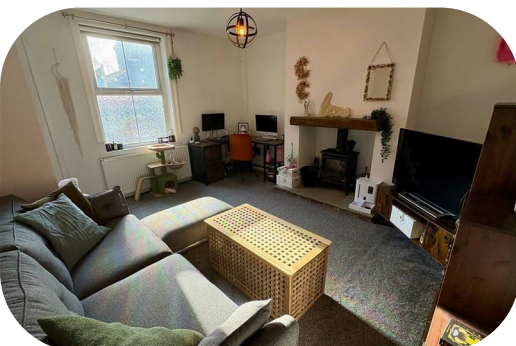
* END COTTAGE * ONE BEDROOM * SOUGHT AFTER LOCATION * READY TO MOVE INTO *
* MODERN KITCHEN & SHOWER ROOM * SMALL PATIO GARDEN * PARKING *

Situated in the desirable and much sought after location of Little Gomersal, is this well presented one bedroom end cottage. Offering 'ready to move into' accommodation and benefits from a modern fitted kitchen, shower room, gas central heating and double glazing.

Within easy reach of a local village pub and excellent rural walks, the property would appeal to a FTB/Young Couple.

The accommodation briefly comprises kitchen, lounge, first floor bedroom and a shower room.

To the outside there is a small patio to the front and parking to the side.



Kitchen

12'3" x 5'4" (3.73m x 1.63m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob and extractor hood, radiator and double glazed window.

Lounge

14'9" x 13'3" (4.50m x 4.04m)

With a coal fire set in chimney breast on stone hearth, radiator, double glazed window, understairs storage, plumbing for auto washer.

First Floor

With useful storage cupboard, access to loft via pull down ladder.

Bedroom One

15' x 9'7" (4.57m x 2.92m)

Having an ornamental fireplace, radiator and double glazed window.

Shower Room

Modern three piece suite comprising double shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

To the outside there is a small patio and parking.

Directions

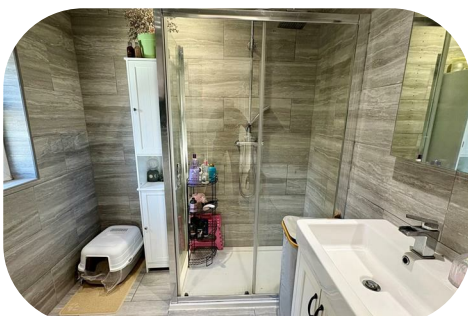
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, after 0.9 miles turn right onto Nibshaw Ln, turn right onto Upper Lane and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		61	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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