



## Lower Lane, Gomersal, Offers In The Region Of £450,000

\* DETACHED \* THREE/FOUR BEDROOMS \* SPACIOUS FAMILY ACCOMMODATION \*  
\* POPULAR LOCATION \* GARDENS \* AMPLE PARKING \* DOUBLE GARAGE \*

Welcome to your dream home!!!

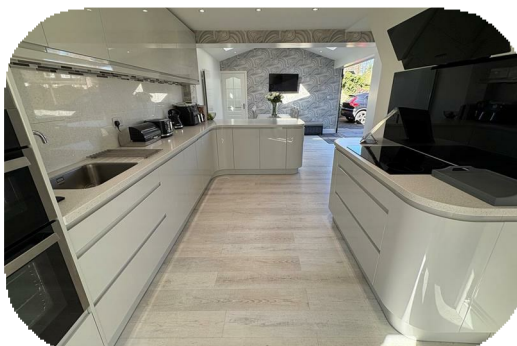
This stunning three/four bedroom detached property boasts an enviable location, near to Little Gomersal.

Designed with families in mind, the spacious accommodation is both inviting and functional, offering high specifications throughout to meet modern living needs.

The heart of the home features a beautifully appointed kitchen with bi-folding doors that open up completely to a garden and patio, further living area that seamlessly flows, creating an ideal setting for family gatherings.

Within easy reach of amenities, local schools and excellent rural walks.

To the outside you'll find lawned and patio gardens that provide a perfect space for children to play or for hosting summer barbecues, private garden to front, flagged area to the side. Ample gated off-street parking leads to a double detached garage.





## Entrance Vestibule

## Family Living Kitchen

28'9" x 12'2" (8.76m x 3.71m)

Modern fitted kitchen with a range of wall and base units incorporating sink unit, tiled splashback, integrated fridge/freezer, dishwasher, wine cooler, microwave, double oven, hob and extractor hood, radiator and double glazed window.

## Dining Area

With feature radiator, velux window, bi-fold doors.

## Utility

7'1" x 5'1" (2.16m x 1.55m)

Modern fitted utility having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, composite door to rear.

## Cloakroom/WC

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

## Lounge

16' x 12'8" (4.88m x 3.86m)

With radiator, French doors to garden.

## Office

7'3" x 7'6" (2.21m x 2.29m)

With radiator and double glazed window.

## Play Room / Bedroom Four

7'6" x 8'1" (2.29m x 2.46m)

With radiator and French doors to garden.

## First Floor

### Bedroom One

9'6" x 15'9" (2.90m x 4.80m)

With radiator, double glazed window and spotlights.

### Bedroom Two

8'8" x 10'2" (2.64m x 3.10m)

With radiator and double glazed window.

### Bedroom Three

10'2" x 9'1" (3.10m x 2.77m)

With radiator and double glazed window.

## Bathroom

Modern four piece suite comprising freestanding bath, walk-in shower, low suite wc, wash basin, tiled walls and floor, radiator and two double glazed windows.

## Exterior

To the outside there are lawned and patio gardens with a gated driveway leading to a double detached garage, private front garden mostly laid to lawn and flagged area to the side.

## Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, after 1.3 miles turn left onto Listing Ln, continue onto Quarry Rd, right onto Lower Ln and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

D / Kirklees



**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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 83        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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