

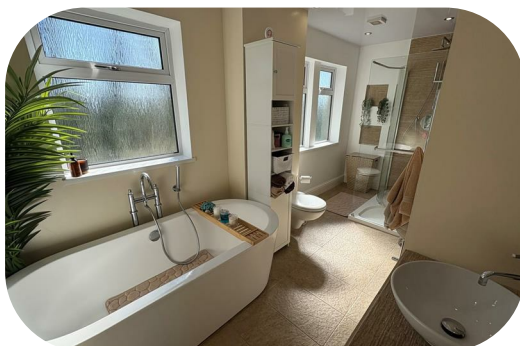
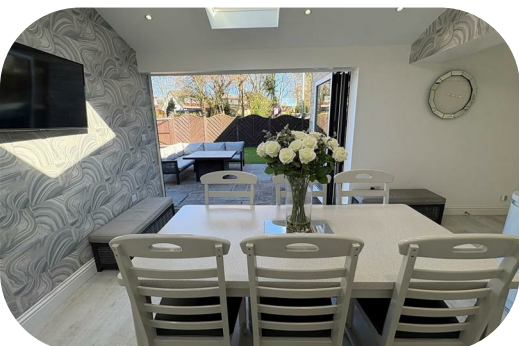


Lower Lane, Gomersal,
Offers In Excess Of £400,000

* DETACHED * THREE/FOUR BEDROOMS * SPACIOUS FAMILY HOME * STUNNING KITCHEN & GARDEN * DOUBLE GARAGE * LOCATION OF GOMERSAL *

*** GUIDE PRICE £400-410,00 ***

Discover this beautifully presented, detached family home in a highly desirable Gomersal location, close to Little Gomersal and local amenities. With flexible layout options (3–4 bedrooms, two reception rooms + office), it's perfect for modern family life.



Highlights

1. Open plan kitchen/living space (8.8? $\times$?3.7? m) with sleek integrated kitchen, double oven, wine fridge, and bi fold doors that fully open to the garden—ideal for entertaining.
2. Separate lounge (4.9? $\times$?3.9? m) featuring French doors for seamless indoor-outdoor living.
3. Home office/study plus a versatile fourth room that could serve as a playroom or guest bedroom, both with garden access.
4. Master suite & two further bedrooms, all light-filled with double glazing and quality finishes.
5. Luxury bathroom with freestanding tub, modern walk-in shower, and designer fixtures.
6. Utility room & lovely downstairs WC, making day-to-day living practical and stylish.

Why You'll Love It

1. Built with families in mind and designed for entertaining.
2. Versatile space for home working or play.
3. Superb location near good schools, shops, rural walks, and transport links.
4. Move-in ready with high-quality fittings and modern décor throughout.

Ready to Love

Step into a refined yet relaxed lifestyle in this modern, family-focused home. For more information or to arrange a viewing with Sugdens, Cleckheaton, please get in touch.

Room Dimensions (approx)

1. Family Living Kitchen: 8.76? $\times$?3.71? m
2. Utility: 2.16? $\times$?1.55? m
3. Lounge: 4.88? $\times$?3.86? m
4. Study: 2.21? $\times$?2.29? m
5. Play Room/Bed 4: 2.29? $\times$?2.46? m
6. Bedroom 1: 2.90? $\times$?4.80? m
7. Bedroom 2: 2.64? $\times$?3.10? m
8. Bedroom 3: 3.10? $\times$?2.77? m

Outside

Beautiful low-maintenance garden featuring lawn and patio—great for children, pets, or summer BBQs. A gated driveway provides secure off-street parking, while the double detached garage adds valuable storage/workspace.

Directions

Situated on Lower Lane, this home is just minutes from Cleckheaton's amenities and excellent countryside walks. Quick access via Bradford Road?(A638) makes commuting easy.

TENURE

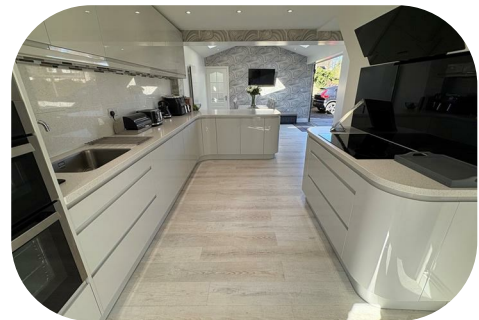
FREEHOLD

COUNCIL TAX BAND D

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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