

Peter David

Properties Ltd

Residential Sales and Lettings



23B Latham Lane

Cleckheaton, BD19 4AL

Offers Over £310,000



23B Latham Lane

Gomersal, Cleckheaton, BD19 4AL

Offers Over £310,000



Welcome to Latham Lane, Gomersal - a charming and unique property that offers versatile accommodation. The property comprises: an entrance hallway and open plan kitchen diner, a large double bedroom and a bathroom with a four piece suite to the ground floor, a living room to the first floor, two first floor bedrooms and a first floor shower room. Nestled in the picturesque and sought after surroundings of Gomersal, this property is located close to local amenities, the well renowned BBG School, as well as the M62 network which is ideal for those commuting. Externally, the property is set in well-maintained grounds and has a private patio to the rear and two allocated parking spaces.

Entrance Hall

The entrance hallway leads in towards the open plan kitchen diner and provides access to the ground floor bedroom and bathroom.

Open Kitchen Diner

With plenty of work surface and storage space, the kitchen has wooden base units and tiled splashbacks. An oven hob and sink are built in and there is an open plan dining area to the rear aspect with patio doors opening onto the rear garden. Double height ceilings allow plenty of light into this space with a spiral staircase leading up to the living room.

Living Room

With a stunning mezzanine aspect, the spacious living area has a balcony over the kitchen diner, Velux window and further windows to the front aspect.

Bedroom One

A ground floor double bedroom overlooking the side of the property with built in storage and direct access into the bathroom.

Bathroom

A ground floor four-piece bathroom suite with shower, bath, sink and W/C

Bedroom Two

A double bedroom to the first floor overlooking the side aspect of the property.

Bedroom Three

A well sized single bedroom to the side of the property.

Shower Room

Tastefully tiled with a shower, sink and W/C

External

The property is set back from the road at the front behind a courtyard. To the rear is a south facing patio garden area and a communal garden. There are 2 x parking spaces in the private carpark & separate communal bin store area.

Directions

For Satnav please use the postcode BD194AL

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



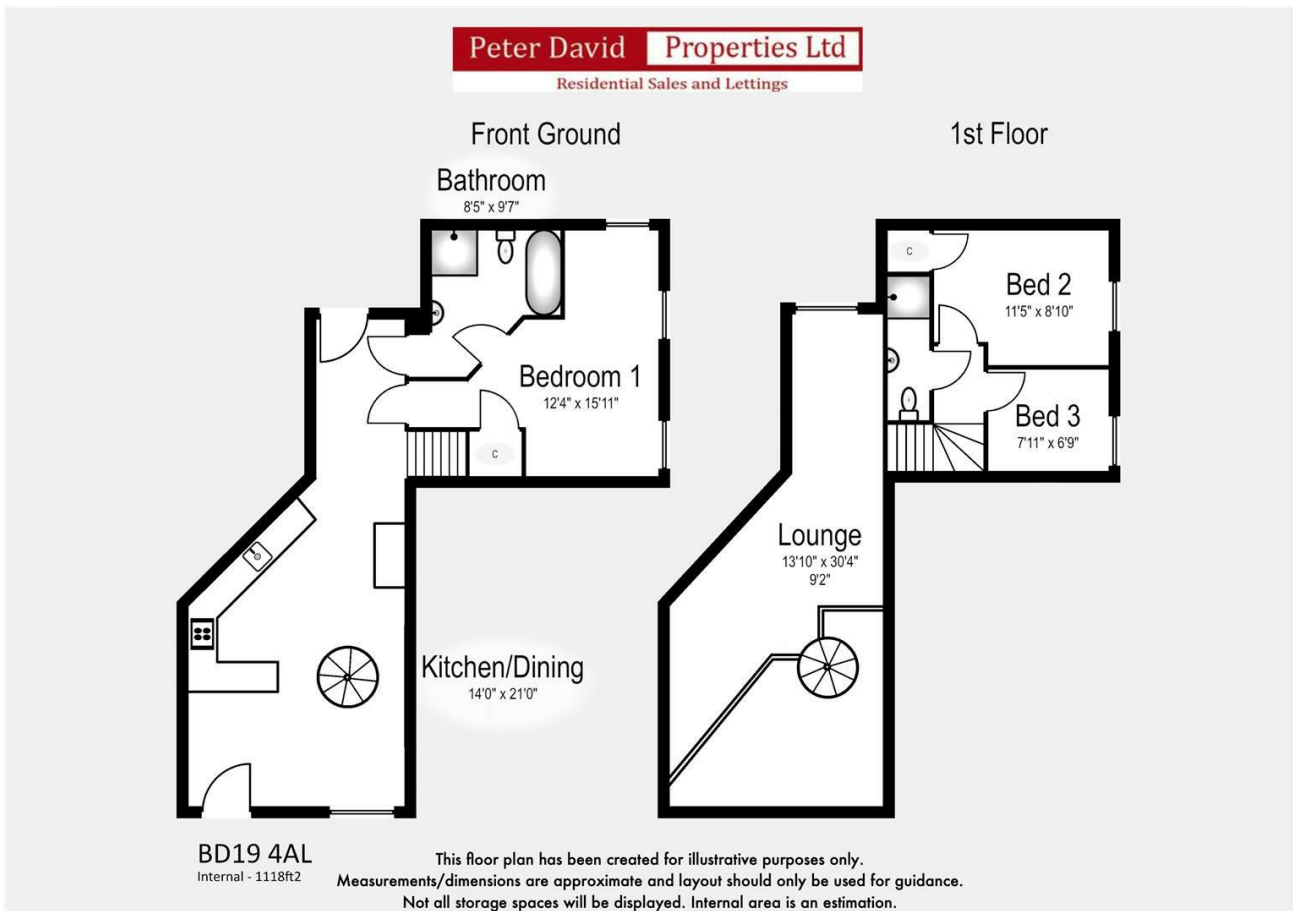
Hybrid Map



Terrain Map



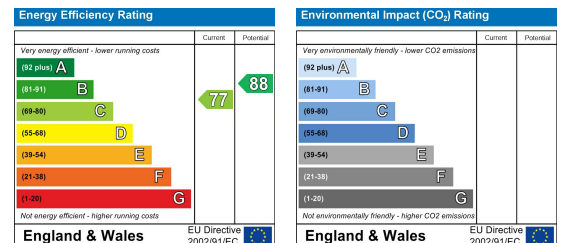
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.