



Spen Lane, Gomersal,
Asking Price £225,000

**** SEMI DETACHED ** THREE BEDROOMS ** REQUIRES SOME MODERNISATION ****
**** OVERLOOKING CRICKET FIELDS ** GARDENS, GARAGE & PARKING ** NO CHAIN ****

Situated on the outskirts of Cleckheaton Town Centre which boasts shops, amenities and excellent motorway links is this three bedroom semi detached.

Overlooking the Cricket Field to the rear, the property would appeal to a number of buyers.

Benefits from gas central heating, double glazing, driveway and a tandem garage.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens with a driveway leading to a detached garage.



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Entrance

Radiator.

Lounge

14'0" x 13'8" (4.27m" x 4.17m")

Wood burning fire and radiator.

Dining Kitchen

17'1" x 9'9" (5.21m" x 2.97m")

Modern fitted kitchen having a range of wall and base units incorpstaing stainless steel sink unit, tiled splash back, plumbing for auto washer, radiator, oven & hob with extractor and french doors leading to rear.

First Floor Landing

Bedroom One

11'4" x 10'3" (3.45m" x 3.12m")

Radiator.

Bedroom Two

11'1" x 10'0" (3.38m' x 3.05m")

Radiator

Bedroom Three

6'7" x 6'2" (2.01m" x 1.88m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Exterior

To the outside there are gardens with a driveway leading to a detached garage.

Council Tax Band

C

Tenure

FREEHOLD



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		
(92-100) 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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