

16 Moor Lane, Gomersal,

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Built in 1870, this charming Victorian mid terrace cottage combines character features with thoughtful modern updates to create a home that is ready to enjoy from day one. Well maintained throughout and offered for sale with no onward chain, it will appeal to first time buyers, downsizers or anyone looking for a character property in the heart of Gomersal. Character details including the original solid hardwood front door, sash windows to the front, exposed stonework and beams throughout. The traditional cottage feel is complemented by double glazing and a roof replacement completed in 2020.

The welcoming sitting room provides a comfortable place to relax, featuring exposed ceiling beams, wall lighting and a Villager cast iron living flame gas stove which creates a warm focal point. A separate country cottage style kitchen offers hardwood worktops alongside integrated appliances including a Hotpoint dishwasher, Hotpoint fridge freezer, Hotpoint automatic washing machine, Ignis gas hob and Bosch electric fan oven, providing both practicality and timeless style.







Served by gas central heating throughout, the home retains the charm expected of a period home, but has been thoughtfully maintained and is ready to enjoy.

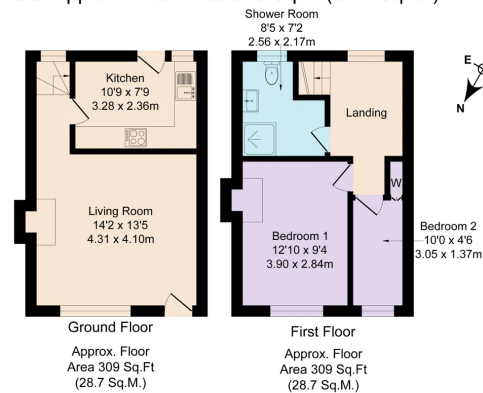
Upstairs, the principal double bedroom enjoys an attractive original fireplace that adds to the home's period charm. The second bedroom is currently utilised as a walk in wardrobe and dressing room, offering excellent flexibility for buyers, while also lending itself perfectly to use as a single bedroom, nursery or home office. A contemporary shower room, complete with a modern suite and illuminated LED mirror, completes the first floor.

Outside, the maintenance free front cottage garden is enclosed by a wrought iron gate, creating an attractive first impression. To the rear, a fully enclosed south facing courtyard with Indian stone paving offers a private seating area that is ideal for enjoying warmer days with minimal upkeep. On street parking is available.



Moor Lane, BD19

Total Approx. Floor Area 618 Sq.ft. (57.4 Sq.M.)



Note: If you proceed with an offer on this property we are obliged to undertake Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service.