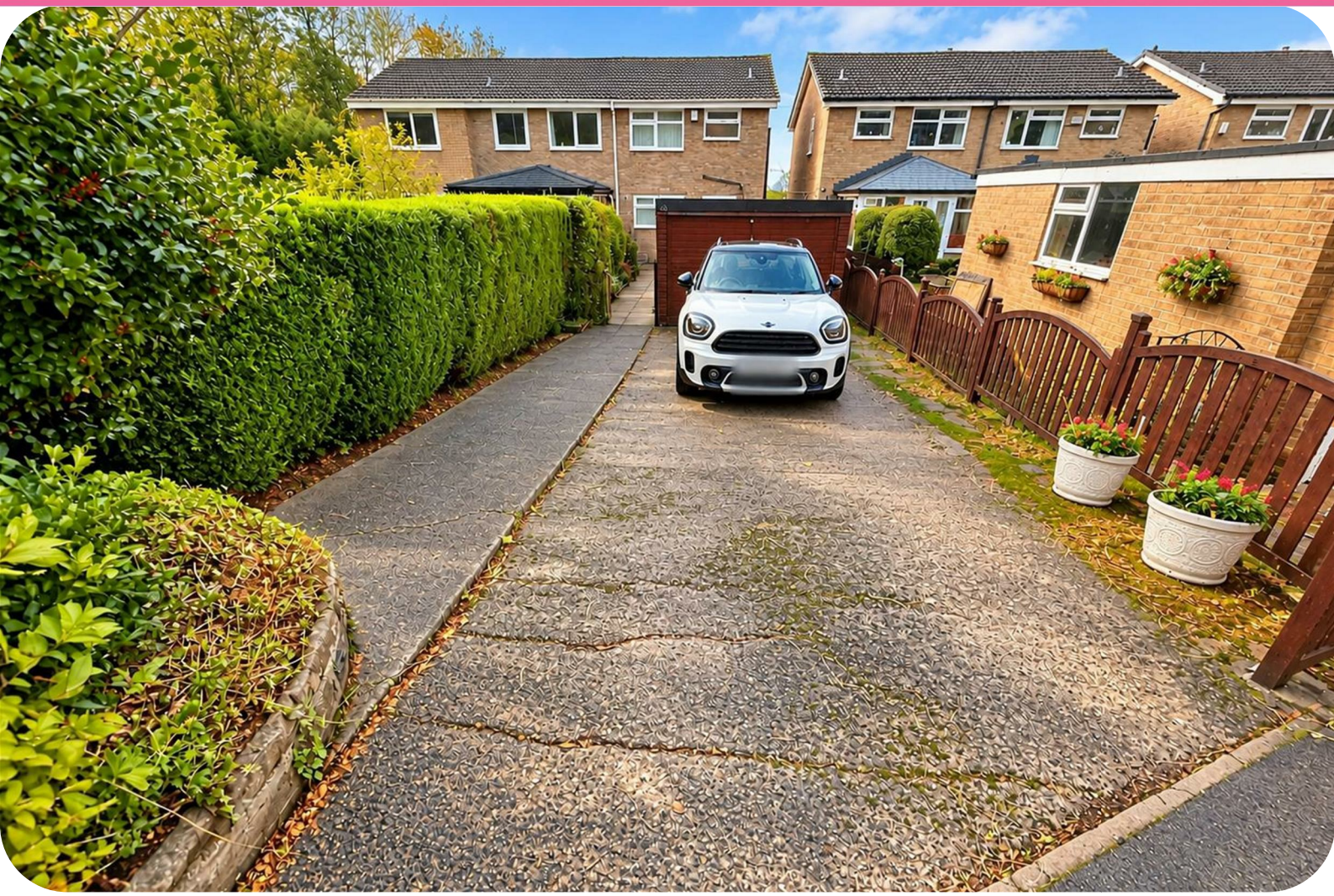
Sugdens
Sales & Lettings



Listing Lane, Gomersal,

£240,000

* SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION * FARMLAND VIEWS *
* CLOSE TO AMENITIES * GARDENS * PARKING * GARAGE *

Located in much sought after Village of Little Gomersal, is this three bedroom semi detached property.
Tucked away off Listing Lane and boasting farmland views with easy access to amenities, shops, schools and excellent rural walks.
The property would make an excellent purchase for a number of buyers and boasts a dining kitchen, garage, gardens and farmland views to the rear.
The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a shower room.
To the outside there are gardens to both front and rear, together with a garage and driveway providing off street parking.







Entrance Vestibule
With radiator.

Lounge
13'3" x 10'7" (4.04m x 3.23m)
With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen
15'1" x 9'9" (4.60m x 2.97m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, plumbing for auto washer, radiator, double glazed window, pantry.

First Floor
With loft access, double glazed window and storage cupboard.

Bedroom Two
11' x 8'9" (3.35m x 2.67m)
With built in wardrobe, radiator and double glazed window.

Bedroom One
12'9" x 8'9" (3.89m x 2.67m)
With built in wardrobe, radiator and double glazed window enjoying farmland views.

Bedroom Three
8'3" x 6' (2.51m x 1.83m)
With sliding door wardrobes, radiator and double glazed window enjoying farmland views.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior
To the outside there are lawned and patio gardens to the front and rear, together with a driveway leading to a single garage.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto Listing Ln, continue onto Quarry Rd, turn left and the property will be seen on the left.

TENURE
FREEHOLD

Council Tax Band
C / Kirklees



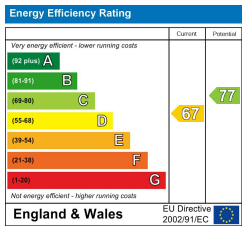


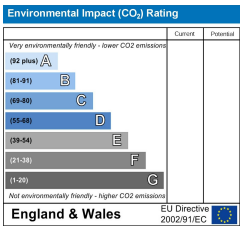






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