BARKERS

OPENING DOORS FOR YOU

83 Gomersal Lane

Little Gomersal, BD19 4JQ

Asking Price £285,000

- STONE BUILT SEMI DETACHED FAMILY HOME
- BEAUTIFUL RURAL LOCAL WITH VIEWS OVER FARMLAND
- ENTRANCE PORCH
- LOUNGE
- SITTING/DINING ROOM
- KITCHEN
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM
- PRIVATE PARKING
- ENCLOSED GARDEN

Full Description

Occupying a peaceful position in this stunning rural location of Little Gomersal, this well-presented stone-built semi-detached family home offers generously sized accommodation arranged over three floors and enjoys far-reaching views across open farmland. Situated within easy reach of award winning local schools, amenities and bus routes, and just minutes from Junction 26 of the M62 motorway network, the property is an ideal choice for commuters. The home benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, basement cellar and rear hall. To the upper floors are three double bedrooms and a four-piece house bathroom. Externally, the property offers a parking space to the front, additional parking to the rear, and a low-maintenance garden.

ENTRANCE PORCH
An external door leads into the entrance porch which has a door leading into the lounge.

LOUNGE
13' 7" x 11' 9" (4.14m x 3.58m)
This lounge enjoys far reaching views over farmland and has an inglenook fireplace. A door leads into the inner hall.

INNER HALL
A door leads into the sitting/dining room and a staircase leads to the first floor landing.

SITTING/ DINING ROOM
15' 11" x 11' 3" (4.85m x 3.43m)
Featuring engineered oak flooring, views over farmland and access to the basement cellar. A door leads to the rear hall and there is access from this room into the kitchen.

KITCHEN
8' 7" x 10' 0" (2.62m x 3.05m)
Fitted with a range of wall and base units with complementary work surfaces, splashback tiling, and an inset stainless steel sink. Integrated appliances include an electric oven, gas hob, and chimney-style extractor. Space is available for a fridge/freezer, and there is plumbing for a washing machine. Additional features include a built-in wine rack and tiled flooring.

BASEMENT CELLAR
Provides useful storage.

REAR HALL
With tiled flooring and has a door leading out to the rear garden.

FIRST FLOOR LANDING
Doors lead to two double bedrooms and to the four piece house bathroom. A staircase leads to the second floor double bedroom.

BEDROOM ONE
12' 4" x 9' 0" (3.76m x 2.74m)
This double room enjoys far reaching views over farmland and has fitted wardrobes which provide plentiful storage.

BEDROOM TWO
11' 5" x 9' 5" (3.48m x 2.87m)
Double room.

HOUSE BATHROOM
8' 3" x 6' 4" (2.51m x 1.93m)
Fitted with a four-piece suite comprising a bath, shower enclosure with an electric shower, W.C., and wash basin. Additional features include complementary part-tiled walls and a chrome heated towel radiator.

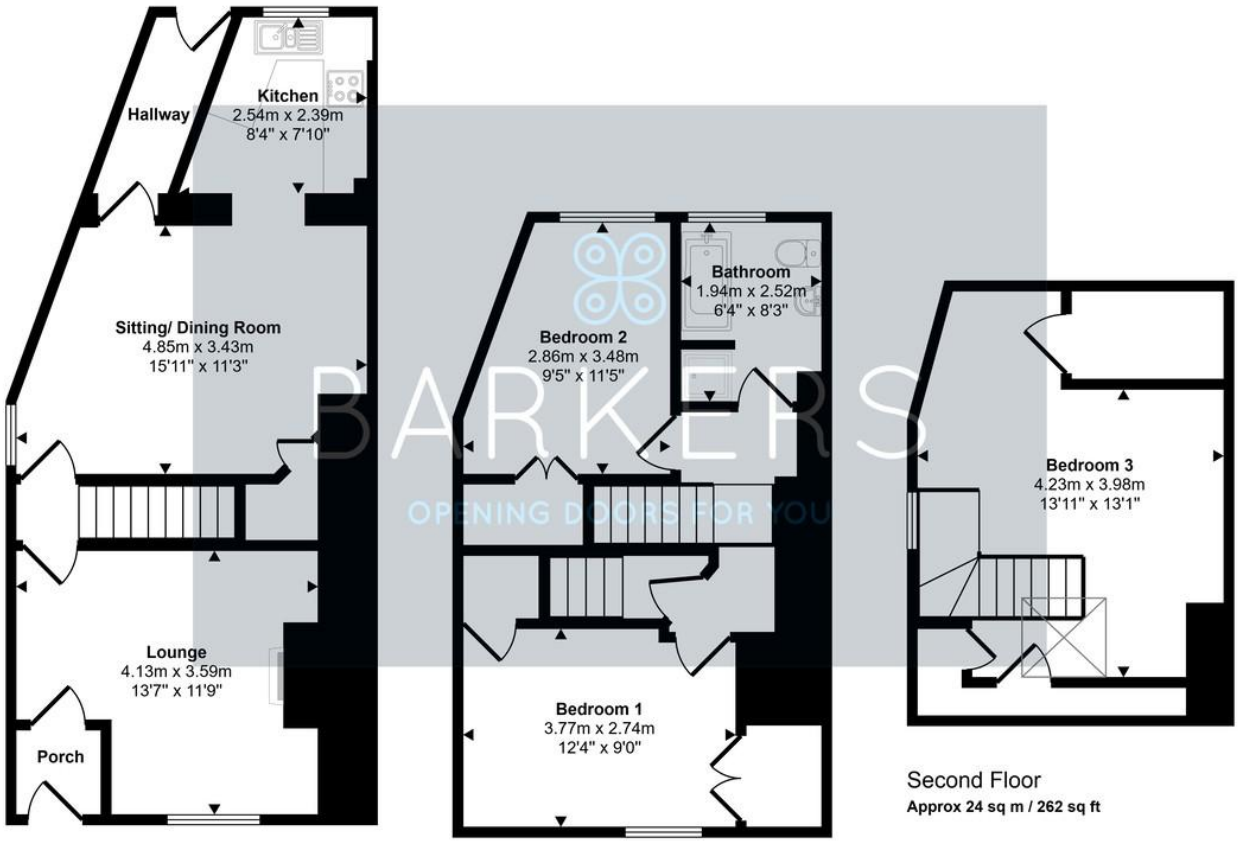
SECOND FLOOR

BEDROOM THREE
13' 11" x 13' 1" (4.24m x 3.99m)
This generous double room has built-in cupboards which provides plentiful storage and enjoys views over farmland.

EXTERIOR
Externally, the property offers a parking space to the front, additional parking to the rear, and a low-maintenance paved garden which offers an peaceful space for relaxing and entertaining. Features a useful outdoor tap.

ADDITIONAL INFORMATION
Tenure - Freehold
Council tax band - B

Approx Gross Internal Area
113 sq m / 1216 sq ft

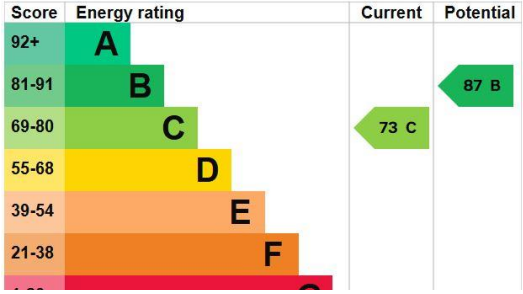


Ground Floor
Approx 48 sq m / 521 sq ft

First Floor
Approx 40 sq m / 432 sq ft

Second Floor
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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