Sugdens
Sales & Lettings



Lower Lane, Little Gomersal

Offers Over £575,000

* EXECUTIVE DETACHED * FIVE BEDROOMS * PRIME POSITION * SOUGHT AFTER LOCATION *
* WELL PRESENTED * LANDSCAPED GARDENS * EXTENSIVE PARKING * TWO DOUBLE GARAGES *

Situated in the heart of Little Gomersal, this well presented stone built executive detached home occupies a prime position in one of the area's most sought after locations.

Offering an ideal layout for family living, the property features five bedrooms and two bath/shower rooms.

Set on the largest plot within its setting, the house enjoys a generous lawned garden to the front, complemented by additional landscaped areas that wrap around the entire property. Outside, the grounds are beautifully maintained, and the home further benefits from extensive parking and two double garages — one detached and one integral.











Entrance Vestibule
With radiator and access to the integral garage.

Cloakroom/WC
White two piece suite comprising low suite wc, pedestal wash basin, radiator, double glazed window.

Reception Hall
With radiator and double glazed window.

Lounge
22'9" x 12'7" (6.93m x 3.84m)
Chimney breast, radiator and double glazed window.

Office
11'4" x 6'8" (3.45m x 2.03m)
With radiator and double glazed window.

Dining Room
12' x 11'4" (3.66m x 3.45m)
Having a multi fuel fire set in chimney breast, radiator, French doors, double glazed window.

Breakfast Kitchen
14'7" x 10'9" (4.45m x 3.28m)
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven, hob, warming plate, integral fridge, radiator, breakfast bar, double glazed window, upvc door to side.

First Floor
With airing cupboard.

Bedroom One
12'7" x 12'7" (3.84m x 3.84m)
With radiator and double glazed window. En Suite bathroom;

En Suite Bathroom
Comprising steam shower, freestanding bath, low suite wc, pedestal wash basin, bidet, pedestal wash basin, built in storage cupboards, double glazed window, towel radiator and part tiled walls.

Bedroom Five
5'7" x 9'8" (1.70m x 2.95m)
With radiator and double glazed window.

Bedroom Two
12'10" x 8'2" (3.91m x 2.49m)
With radiator and double glazed window.

Bedroom Three
11'1" x 7'9" (3.38m x 2.36m)
With radiator and double glazed window.











Bedroom Four
6'8" x 8'2" (2.03m x 2.49m)

Bathroom
Five piece suite comprising Jacuzzi style bath, shower cubicle, bidet, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
Set back from Lower Lane, this property forms part of an exclusive courtyard of just three detached homes. Occupying the largest plot, the property enjoys a generous lawned garden to the front with additional landscaped areas wrapping around the entire house. The property also benefits from extensive parking and two double garages — one detached and one integral.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, turn right onto Gomersal Ln, right onto Lower Ln, turn left to stay on Lower Ln and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
F / Kirklees



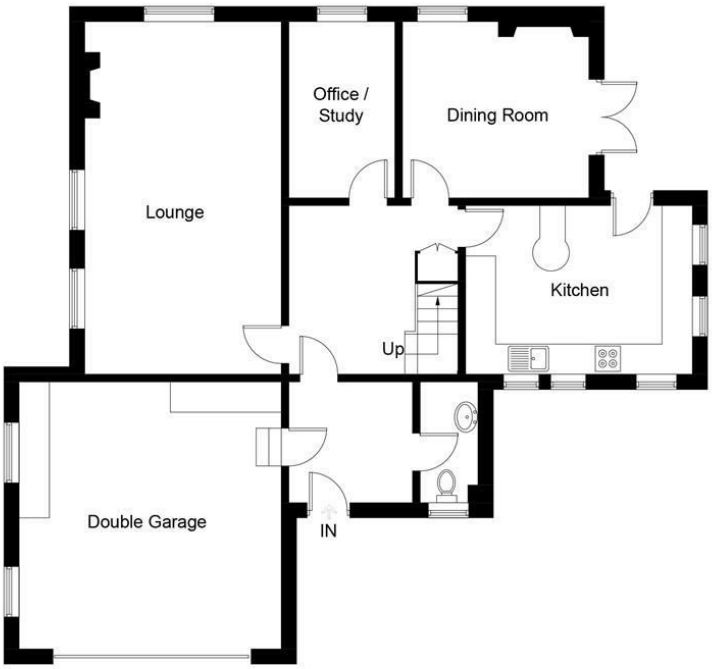




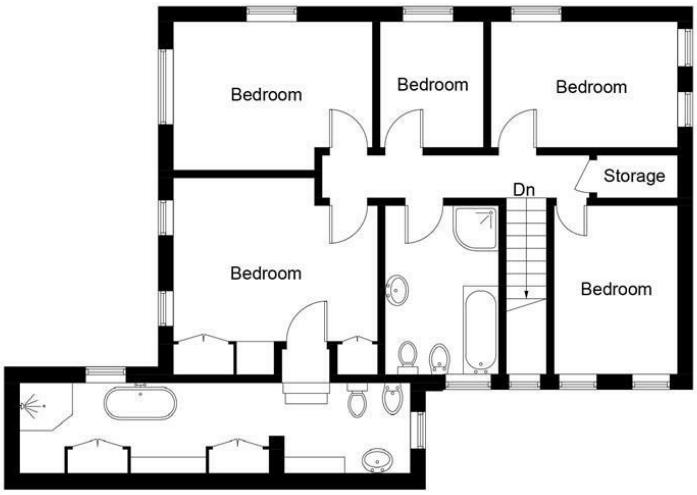


Lower Lane, BD19

Approximate Gross Internal Area = 199.3 sq m / 2145 sq ft

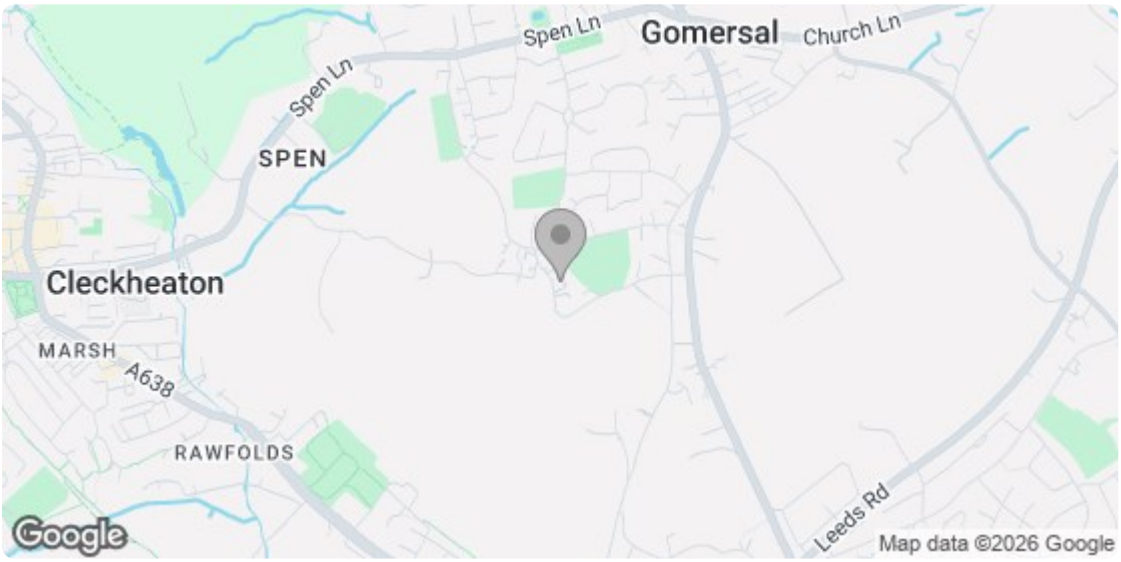


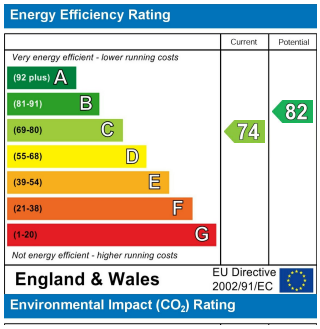
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310258)





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.

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