



## 12 Moor Lane

Gomersal, Cleckheaton, BD19 4LF

£850



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\*\*\*TWO BEDROOM COTTAGE\*\*\*LOVELY CHARACTERFUL HOME\*\*\*GOMERSAL VILLAGE\*\*\*

Available now is this stunning two bedroom cottage that is available part furnished if required and benefits from gas central heating, double glazing and a pleasant enclosed rear patio. Accommodation which comprises of; open plan living kitchen, cellar/utility, two first floor bedrooms and house bathroom. \*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Open Plan Living Kitchen

21'2" x 14'2" (6.45m" x 4.32m")

A spacious open plan living kitchen area with the benefit of having a multi fuel fire set into chimney breast and built in storage into the alcove. A range of wall and base kitchen units with Belfast sink set into solid wood worktops and gas cooker. Stable door access to the rear and a radiator.

## Cellar / Utility

Plumbing for automatic washing machine and has power and lighting.

## Landing

Access to a board loft space via pull down ladder which is ideal for further storage.

## Double bedroom One

12'7" x 9'2" (3.84m" x 2.79m")

Built in wardrobe and storage cupboard, radiator.

## Single Bedroom Two

12'7" x 4'9" (3.84m" x 1.45m")

Radiator.

## Bathroom

7'8" x 6'6" (2.34m" x 1.98m")

3 piece white suite which consist of a high flush wc, pedestal wash hand basin and a roll top bath with shower over and screen. Complimentary tiled walls and radiator.

## Exterior

Easy to maintain front garden with and enclosed and mostly private rear patio area



## Road Map



## Hybrid Map



## Terrain Map

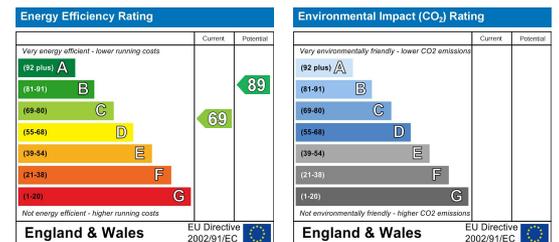


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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