



Spen Lane, Gomersal,
Asking Price £225,000

**** SEMI DETACHED ** THREE BEDROOMS ** REQUIRES SOME MODERNISATION ****
**** OVERLOOKING CRICKET FIELDS ** GARDENS, GARAGE & PARKING ** NO CHAIN ****

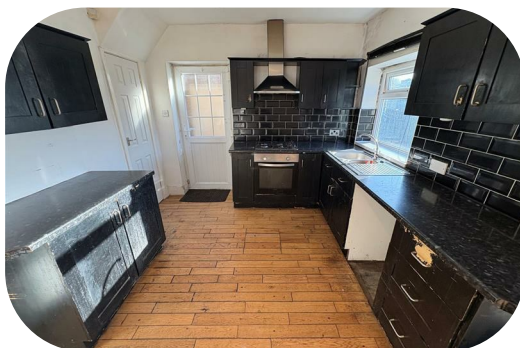
Situated on the outskirts of Cleckheaton Town Centre which boasts shops, amenities and excellent motorway links is this three bedroom semi detached.

Overlooking the Cricket Field to the rear, the property would appeal to a number of buyers.

Benefits from gas central heating, double glazing, driveway and a tandem garage.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens with a driveway leading to a detached garage.



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Entrance
Radiator.

Lounge
14'0" x 13'8" (4.27m" x 4.17m")
Wood burning fire and radiator.

Dining Kitchen
17'1" x 9'9" (5.21m" x 2.97m")
Modern fitted kitchen having a range of wall and base units incorpstaing stainless steel sink unit, tiled splash back, plumbing for auto washer, radiator, oven & hob with extractor and french doors leading to rear.

First Floor Landing

Bedroom One
11'4" x 10'3" (3.45m" x 3.12m")
Radiator.

Bedroom Two
11'1" x 10'0" (3.38m' x 3.05m")
Radiator

Bedroom Three
6'7" x 6'2" (2.01m" x 1.88m")
Radiator.

Bathroom
Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

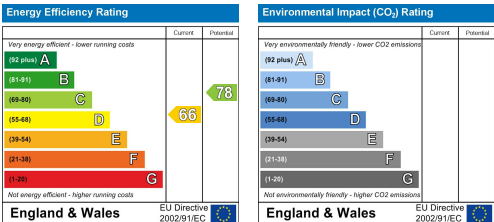
Exterior
To the outside there are gardens with a driveway leading to a detached garage.

Council Tax Band
C

Tenure
FREEHOLD



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