



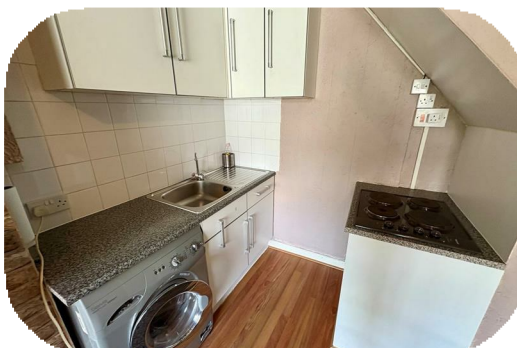
Craven Lane, Gomersal,
Offers In Excess Of £70,000

* TERRACE * ONE BEDROOM * IDEAL FTB/INVESTOR *
* CLOSE TO AMENITIES * HEART OF GOMERSAL *

This terrace property offers an excellent opportunity for FTB/Investor to purchase this one bedroom home. Ideally located in the heart of Gomersal within easy reach of amenities, shops and motorway links.

Benefits from gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, one first floor bedroom and bathroom.



Entrance Vestibule

Open Plan Lounge/Kitchen

16'1" x 15'1" (4.90m x 4.60m)

Lounge Area has a coal effect electric fire in ornate fireplace surround, radiator.

Kitchen Area is fitted with a range of white wall and base units incorporating stainless steel sink unit and electric hob.

First Floor Landing

Bedroom One

13'1" x 14'8" (3.99m x 4.47m)

With radiator.

Bathroom

Three piece white suite.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, continue to follow A643 for 1.3 miles, turn right onto Oxford Rd/A651, turn left onto Craven Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Kirklees



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.

