



## Moor Lane, Gomersal,

**£162,500**

\* MID COTTAGE \* TWO BEDROOMS \* SOUGHT AFTER LOCATION \* PAVED FRONT GARDEN \*  
\* CLOSE TO OAKWELL HALL COUNTRY PARK & GOMERSAL SHOPS & AMENITIES \*

A superb two bedroom mid cottage situated within a sought after location and within walking distance to Oakwell Hall country park and Gomersal village shops and amenities.

The property would appeal to a number of buyers and benefits from gas central heating, double glazing, modern house bathroom and enclosed paved garden to the front.

The property which is handily placed within the catchment area of well-regarded schools including BBG Secondary School, also within easy reach of excellent motorway links.

To the outside there there is an enclosed paved garden to the front.



## Open Plan Lounge/Kitchen

19'4" x 15'3" (5.89m x 4.65m)

Cream fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge, freezer, plumbing for auto washer, oven, hob, double glazed window.

The lounge area has a stone fireplace surround, radiator and double glazed window.



## Cellar

## First Floor

With radiator.

## Bedroom One

9'8" x 8'6" (2.95m x 2.59m)

With an ornamental fireplace, radiator and double glazed window.

## Bedroom Two

12'2" x 9'4" (3.71m x 2.84m)

With wood floor, radiator and double glazed window.



## Bathroom

Modern three piece suite comprising roll top bath, wash basin, low suite wc, radiator, double glazed window and part tiled walls.

## Exterior

To the outside there is an enclosed paved garden to the front.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Balme Rd, continue onto Cliffe Ln, left onto Latham Ln, right onto West Ln, left onto Oxford Rd, right onto Moor Ln and the property will be seen displayed via our For Sale board.

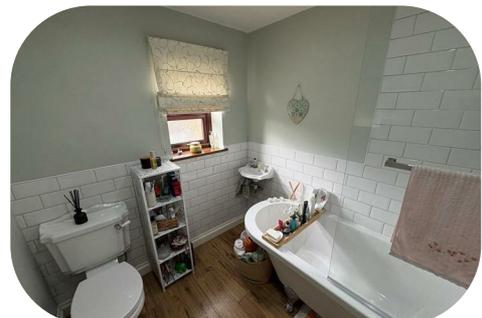


## TENURE

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82 plus)		A (82 plus)	
B (81-81)		B (81-81)	
C (79-80)		C (79-80)	
D (65-68)		D (65-68)	
E (59-64)		E (59-64)	
F (49-54)		F (49-54)	
G (1-48)		G (1-48)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
86	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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