



Cliffe Mount, Gomersal

£375,000

**** DETACHED DORMER BUNGALOW ** THREE BEDROOMS ** TWO BATHROOMS ** WELL PRESENTED ****
**** FAMILY SIZED ACCOMODATION ** GARDENS & PARKING ****

This spacious three bedroom detached dormer bungalow home would make an excellent purchase for a number of buyers. Located in a cul-de-sac just off Cliffe Lane, the property is within walking distance of amenities, schools and has easy access to excellent motorway links.

The accommodation briefly comprises entrance, shower room, bedroom two, dining-kitchen, lounge and utility room. To the first floor there are two further bedrooms, dressing room and house bathroom. To the outside there is a blocked paved driveway providing off street parking, together with a generous sized lawn and patio garden to three sides.





Situated in this small cul-de-sac location is this spacious Individually built three double bedroom detached property. Ideally located just off Cliffe Lane the property is within walking distance of amenities, schools and has easy access to excellent motorway links. Boasting a spacious family living kitchen, multi fuel fire and master suite with dressing room.

The ground floor briefly comprises of an entrance hallway, family living kitchen, lounge, utility room, bedroom and a shower room. To the first floor there are two further double bedrooms(master having en suite shower room and a dressing room) and a house bathroom. There is a shared driveway leading to a blocked paved driveway which provides ample off street parking. There are generous lawn and block paved seating areas to the outside with farmland views.

Entrance Hall

Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator, tiled walls & floor.

Bedroom Two

10'0" x 9'8" (3.05m" x 2.95m")

Radiator.

Family Living Kitchen

13'6" x 17'7" (4.11m" x 5.36m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, granite work tops, oven & hob with extractor, dishwasher, island breakfast bar, multi fuel fire set in chimney breast and French doors leading to rear garden.

Lounge

17'7" x 13'4" (5.36m" x 4.06m")

Log effect gas fire with feature fireplace surround and radiator.

Utility

Fitted wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

First Floor Landing

Bedroom One

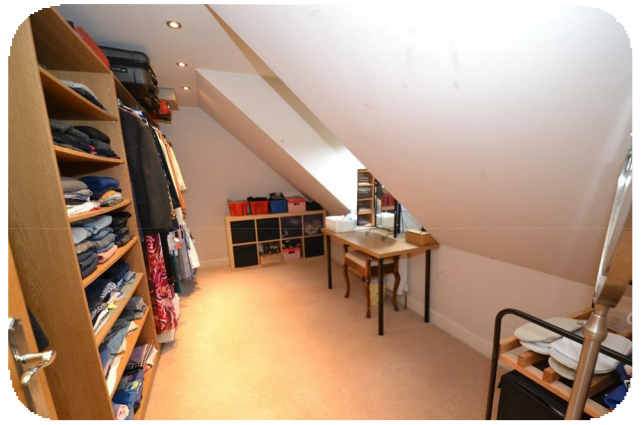
21'7" x 17'8" (6.58m" x 5.38m")

Useful storage, radiator and far reaching views.

Dressing Room

Radiator.





Bedroom Three

17'10" x 10'0" (5.44m x 3.05m")

Velux window and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled and radiator.

Exterior

To the outside there is a generous lawn and patio garden to three sides with a block paved driveway providing off street parking for a handful of vehicles.

Directions

From our Cleckheaton office turn right to the traffic lights, turn left onto the A643/Spen Lane, left onto Oxford Road, left onto West Lane, left onto Latham Lane, turn right onto Cliffe Lane, right onto Cliffe Mount, proceed to the end of the cul-de-de sac and the property will be found off to the left, identified by our For Sale board.

Council Tax Band

E

Tenure

FREEHOLD.

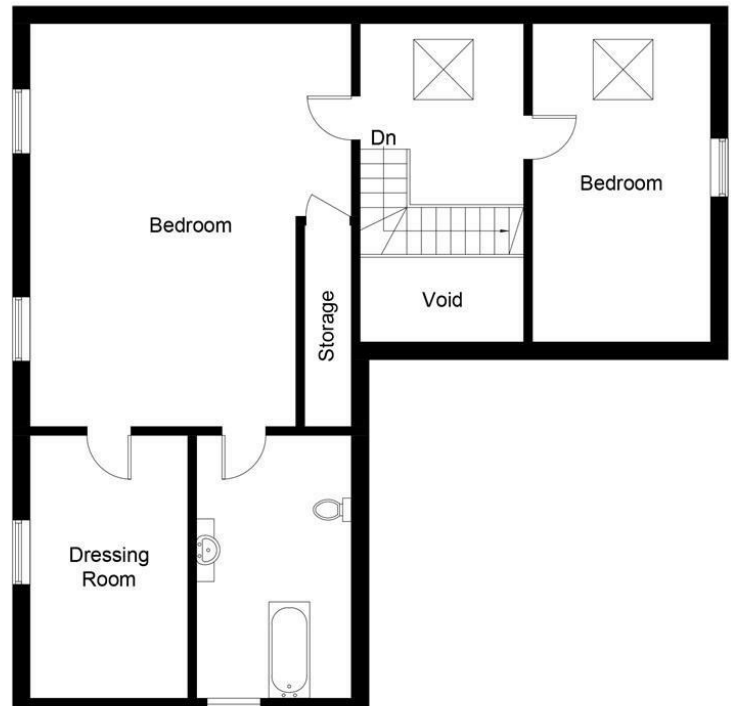


Cliff Mount, BD19

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft
(Excluding Void)

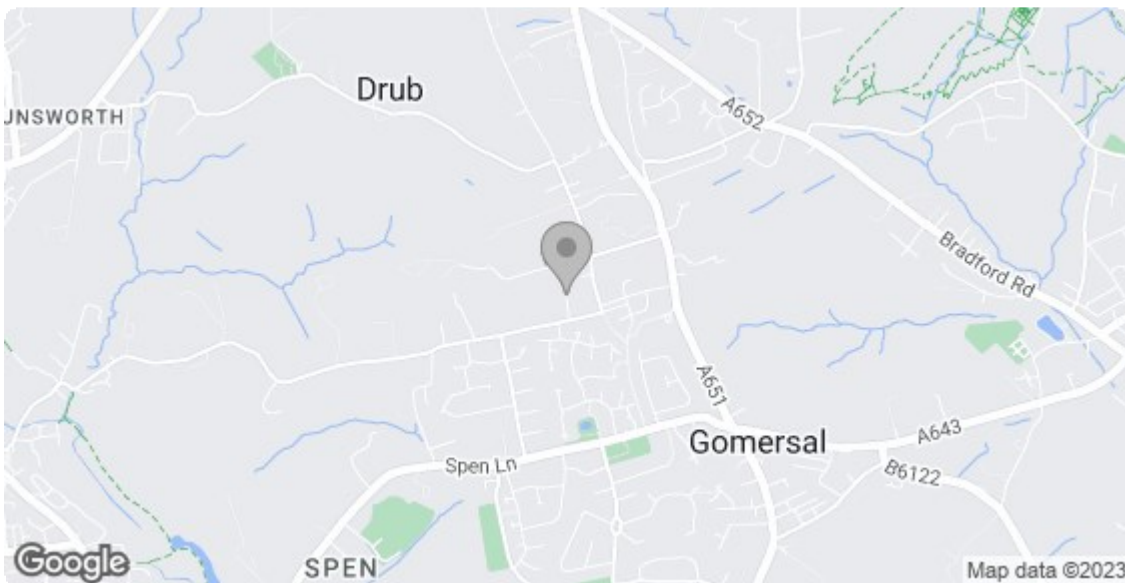


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID944316)



| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 89 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk