Sugdens
Sales & Lettings

Spen Lane, Gomersal,

£225,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * POPULAR LOCATION * NO CHAIN *
* ADJOINS OPEN FIELDS * GARDENS * DRIVEWAY *
Available with no onward chain, is this delightful two bedroom semi detached bungalow.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance, inner hallway, lounge, fitted kitchen, two bedrooms and bathroom with white suite.
To the outside there are gardens and driveway.

Entrance

Inner Hallway

Lounge
10'9" x 16'7" (3.28m x 5.05m)
With a coal effect gas fire in feature fireplace surround, bay window, radiator.

Kitchen
11'5" x 9'9" (3.48m x 2.97m)
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

Bedroom One
10'9" x 11'6" (3.28m x 3.51m)
With radiator.

Bedroom Two
9'10" x 7'9" (3.00m x 2.36m)
With radiator.

Bathroom
Three piece shite suite, tiled walls and heated towel rail.

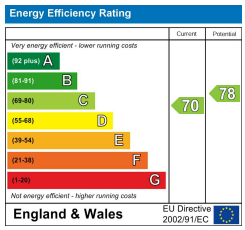
Exterior
To the outside there are gardens to both front and rear, together with a driveway to the side.

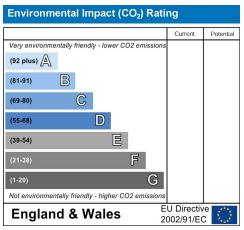
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto St. Peg Ln, continue onto Spen Bank and then Spen Lane and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C / 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.





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