



## Latham Lane, Gomersal

**£875,000**

\* STONE BUILT DETACHED \* FOUR BEDROOMS \* THREE RECEPTION ROOMS \*  
\* THREE BATH/SHOWER ROOMS \* LANDSCAPED GARDEN \* DRIVEWAY \* DOUBLE GARAGE \*  
\* CLOSE TO AMENITIES, MOTORWAY LINKS & OAKWELL HALL COUNTRY PARK \*

Situated in the sought after location of Latham Lane, is this outstanding stone built detached family home.

The individually designed four bedroom property offers spacious accommodation and has impressive room proportions - ideal for everyday family living and entertaining with three reception rooms and three bathrooms.

Situated close to amenities, catchment area for BBG Grammar School, M62 motorway links and Oakwell Hall Country Park close by.

To the outside there are superb gardens, driveway parking and an integral double garage.





### Entrance

With tiled floor, radiator and spotlights.

### Reception Hall

With radiator and understairs storage.

### Sitting Room

18'9" x 15'2" (5.72m x 4.62m)

With living flame gas fire in stone fireplace surround, two radiators, spotlights, French doors to patio area.

### Dining Room

14'5" x 11'8" (4.39m x 3.56m)

With living flame gas fire in fireplace surround, radiator, double glazed window, spotlights.

### Cloakroom/WC

Two piece suite comprising low suite wc, wash basin, built in wall cupboard, radiator and double glazed window.

### Dining Kitchen

19'2" x 12'2" (5.84m x 3.71m)

Modern fitted dining kitchen having a range of wall and base units incorporating granite work surfaces, sink unit, integrated fridge, dishwasher, double oven, microwave, tiled floor, two radiators, spotlights, French doors to patio area.

### Lounge

15'9" x 14'7" (4.80m x 4.45m)

With living flame gas fire in fireplace surround, radiator, double glazed bay window.

### Boot Room

9'3" x 5'6" (2.82m x 1.68m)

With built in wall cupboard, radiator, tiled floor.

### Utility

8'3" x 5'3" (2.51m x 1.60m)

With built in wall cupboard, tiled floor, plumbing for auto washer, door to rear.

### Galleried Landing

With radiator, double glazed window, spotlights, large storage room.

### Bedroom One

14'7" x 13'8" (4.45m x 4.17m)

With built in wardrobe, radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising walk in wet room shower, pedestal wash basin, low suite wc, tiled walls and floor, towel radiator, double glazed window, built in storage cupboard.

### Bedroom Four

9'11" x 7'6" (3.02m x 2.29m)

With radiator and double glazed window.

### Bedroom Three

13'3" x 11' max (4.04m x 3.35m max)

With built in wardrobe, radiator and double glazed window.





### Jack 'n' Jill En Suite Shower Room

Modern three piece suite comprising low suite wc, pedestal wash basin, radiator, double glazed window, shower cubicle, tiled walls and floor.

### Bedroom Two

12'1" x 13'9" (3.68m x 4.19m)

With built in wardrobe, radiator and double glazed window.

### Bathroom

Modern three piece suite comprising bath with thermostatic shower over, pedestal wash basin, low suite wc, tiled walls and floor, radiator, double glazed window.

### Exterior

To the outside there are superb landscaped gardens to both front and rear with borders, shrubs, raised patio with glass balustrade balcony. A driveway provides off-road parking leading to an integral double garage.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Balme Rd, continue onto Cliffe Ln, turn left onto Latham Ln and the property will shortly be seen displayed via our for Sale board.

### TENURE

FREEHOLD

### Council Tax Band

F / Kirklees



# Latham Lane, BD19

Approximate Gross Internal Area = 275.0 sq m / 2960 sq ft  
(Including Double Garage)

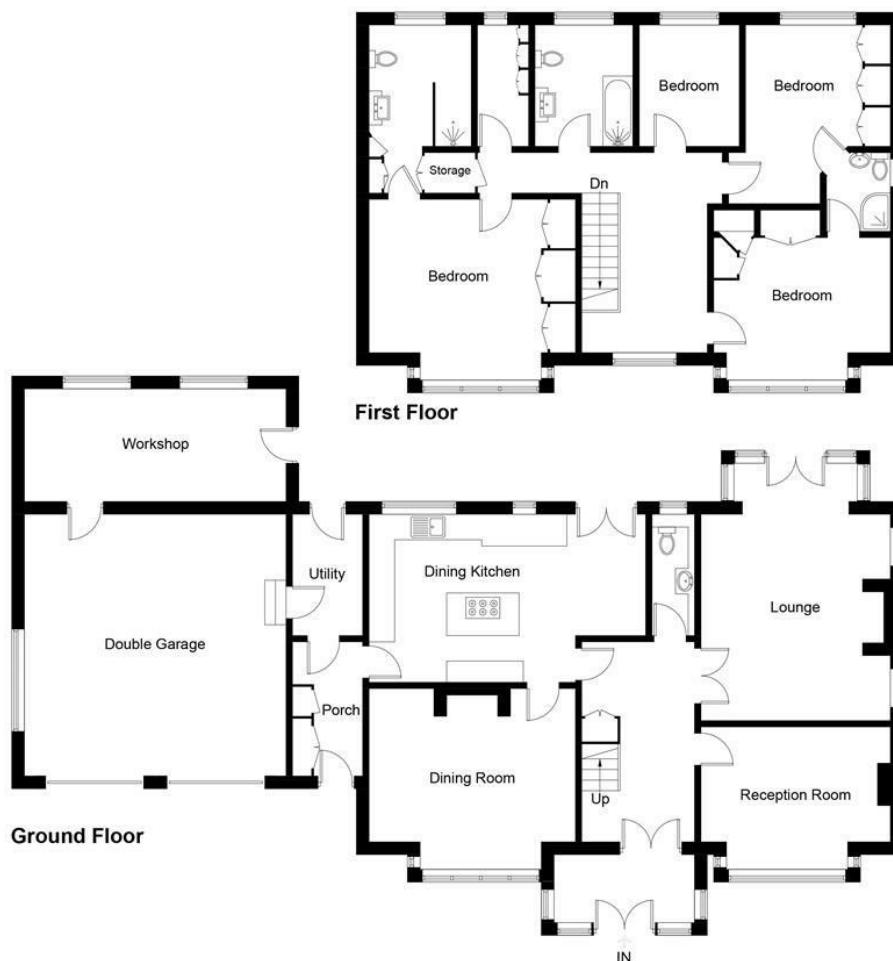
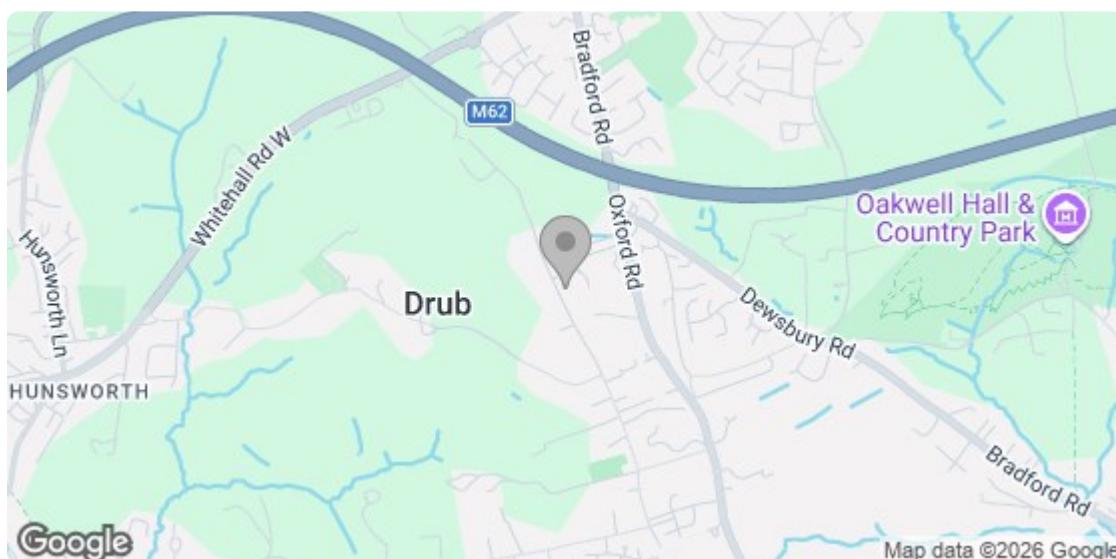


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270179)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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 <sub>2</sub> ) Rating			

**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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