



Listing Lane, Gomersal,

£240,000

* SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION * FARMLAND VIEWS *
 * CLOSE TO AMENITIES * GARDENS * PARKING * GARAGE *

Located in much sought after Village of Little Gomersal, is this three bedroom semi detached property. Tucked away off Listing Lane and boasting farmland views with easy access to amenities, shops, schools and excellent rural walks.

The property would make an excellent purchase for a number of buyers and boasts a dining kitchen, garage, gardens and farmland views to the rear.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a shower room. To the outside there are gardens to both front and rear, together with a garage and driveway providing off street parking.



Entrance Vestibule

With radiator.

Lounge

13'3" x 10'7" (4.04m x 3.23m)

With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

15'1" x 9'9" (4.60m x 2.97m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, plumbing for auto washer, radiator, double glazed window, pantry.

First Floor

With loft access, double glazed window and storage cupboard.

Bedroom Two

11' x 8'9" (3.35m x 2.67m)

With built in wardrobe, radiator and double glazed window.

Bedroom One

12'9" x 8'9" (3.89m x 2.67m)

With built in wardrobe, radiator and double glazed window enjoying farmland views.

Bedroom Three

8'3" x 6' (2.51m x 1.83m)

With sliding door wardrobes, radiator and double glazed window enjoying farmland views.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

To the outside there are lawned and patio gardens to the front and rear, together with a driveway leading to a single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto Listing Ln, continue onto Quarry Rd, turn left and the property will be seen on the left.

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.

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

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