



## 4 Lilac Grove, Gomersal, Cleckheaton, BD19 4SS

£195,000

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Nestled in the popular village of Gomersal, this three-bedroom semi-detached property enjoys a convenient and well-connected setting. The home is located within a 5-minute drive of the M606 and M62 motorways, providing excellent commuter links to surrounding towns and cities. Local shops, amenities and well-regarded schools are close by, making the area highly desirable for families and tenants alike. Combined with its renovation potential, generous plot and strong transport links, this property represents an ideal opportunity for investors or buyers seeking a project in a sought-after location.



This three-bedroom semi-detached property offers approximately 75.1 sq. metres (808.6 sq. feet) of accommodation arranged over two floors and presents an excellent renovation and investment opportunity for buyers looking to add value.

The ground floor comprises a bright lounge and dining area, benefitting from two large windows to either side, allowing an abundance of natural light to flood the space. The kitchen is fitted in an L-shaped layout with a window overlooking the rear garden, and includes integrated appliances such as a hob, extractor unit and oven. A useful pantry provides additional storage space, ideal for coats or household equipment.

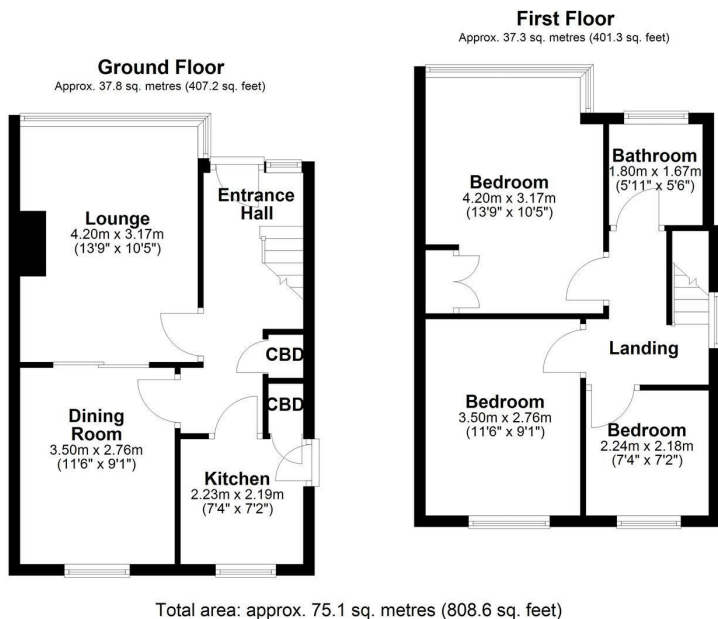
To the first floor are three bedrooms of varying sizes and a family bathroom, offering flexible accommodation for families or future tenants.

Externally, the property boasts a large rear lawned garden, along with a grassed area to the front and a generous driveway providing parking for multiple vehicles. With its spacious plot, layout potential and strong scope for improvement, this property is ideally suited to investors or buyers seeking a refurbishment project.

The information provided on this property

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 quoted for guidance only as are floor plans 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 the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.