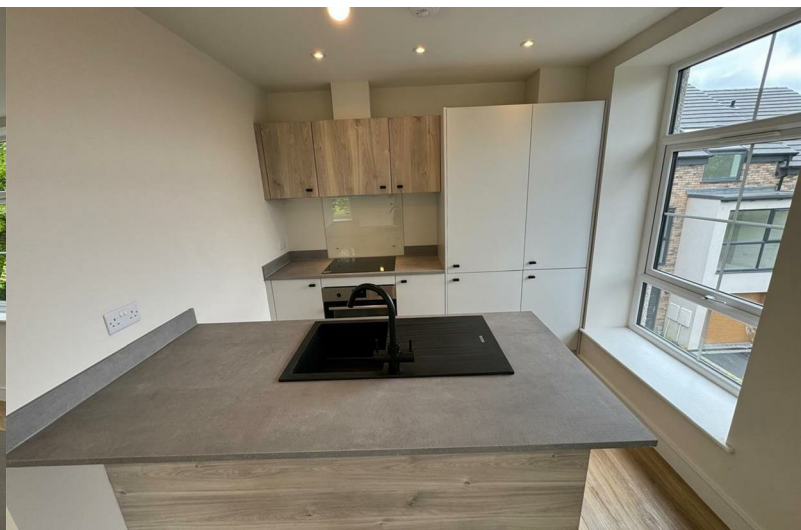




## The Old Tannery 224 Spen Lane

Gomersal, Cleckheaton, BD19 4PJ

**£775**



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\* \* \* 2 D O U B L E B E D R O O M  
APARTMENT \*\*\*RECENTLY CONVERTED  
\*\*\*GOMERSAL\*\*\*

The RECENTLY converted Old Tannery is located in the sought after location of Gomersal and MUST BE VIEWED to appreciate the standard of property that is on offer. With its own private entrance which leads to the first floor apartment and has LOVELY VIEWS down Spen lane and across the valley. Accommodation which comprises of; entrance hallway / landing, open plan living breakfast kitchen area, 2 x double bedrooms and shower room.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Entrance

Staircase which leads to living area

## Landing

## Open Plan Living Breakfast kitchen

13' max x 16'8" max (3.96m max x 5.08m" max)

## Double Bedroom

9'8" x 8'5" (2.95m" x 2.57m")

## Double Bedroom

9' x 8'9" (2.74m x 2.67m")

## Shower Room

7'4" x 5'8" (2.24m" x 1.73m")



## Road Map



## Hybrid Map



## Terrain Map

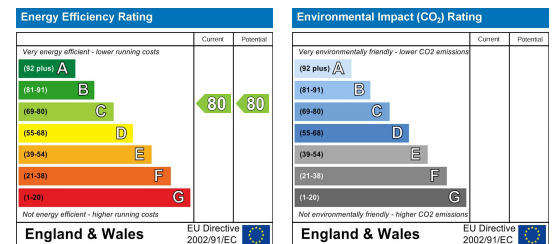


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.