






1 Ringshaw Drive, Gomersal, Cleckheaton, BD19 4NZ

Well presented and recently decorated throughout, a modern Detached house that would make a perfect family home. Forming part of this ever popular development and which offers 4 good sized bedrooms. Ideally located within walking distance to Gomersal Primary and St Marys Primary School and in catchment for BBG Academy. Must be viewed to fully appreciate.

The accommodation comprises: Hallway, Lounge, Kitchen, Utility, WC, 4 Bedrooms, En Suite & Bathroom.

Asking Price £360,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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HALLWAY Understairs storage.

LOUNGE 18' x 11' (5.49m x 3.35m)

uPVC French doors.

DINING ROOM 10'10" x 10" approx (3.3m x 3.05m" approx)

Irregular shaped room, measurements are for guidance only.

BREAKFAST KITCHEN 13' x 9'11" (3.96m x 3.02m)

Well equipped fitted kitchen with a range of base and wall units, worktops, breakfast bar and sink unit. Built in double oven, separate hob and extractor.

UTILITY ROOM 8' x 5' (2.44m x 1.52m)

LANDING Access to boarded loft.

DOWNSTAIRS W.C.

MASTER BEDROOM 11' (3.35) x 11' (3.35) + walk in wardrobe

EN-SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle.

BEDROOM 2 11' x 10' (3.35m x 3.05m)

BEDROOM 3 11' x 6' (3.35m x 1.83m)

BEDROOM 4 11' x 8' (3.35m x 2.44m)

Irregular shaped room, measurements are for guidance only.

HOUSE BATHROOM/W.C. 3 piece white bathroom suite.

LOFT Boarded loft with power and light, perfect for storage.

OUTSIDE Pleasant good sized garden benefiting from sunlight all day and evening, enclosed garden, paved patio terrace. Driveway and GARAGE (power and light).

TENURE Freehold

COUNCIL TAX BAND E - Kirklees

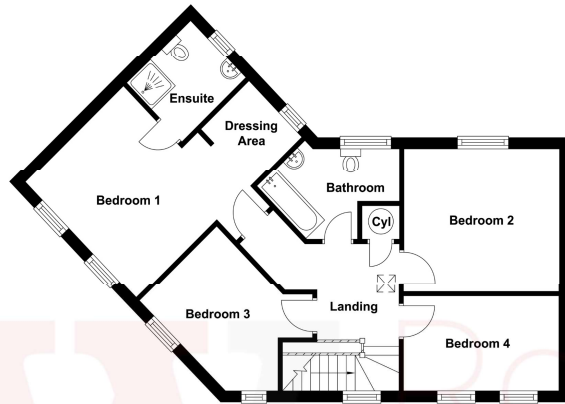
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

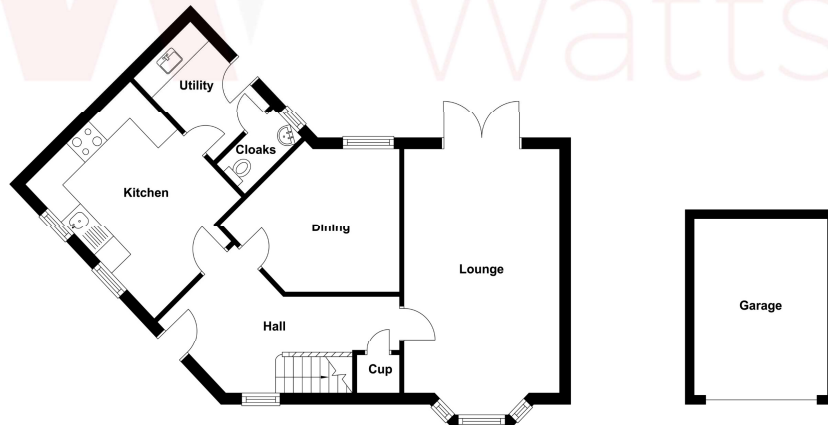
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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