



## **11 Kensington Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4FB**

AFFORDABLE HOUSING SCHEME SALE.

To be sold at 80% of market value under Kirkless Discounted Affordable housing scheme aimed at specific buyers to help them on to the property ladder. Super End Town House that forms part of this popular small cul de sac location. The house provides 2 Bedrooms and is immaculately presented throughout. To the outside, is parking and a lovely enclosed garden.

NOT TO BE MISSED.

**Asking Price £188,000**

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**ENTRANCE HALL** Tiled floor.

**DOWNSTAIRS W.C.**

**LOUNGE 12' x 11' (3.66m x 3.35m)**

Impressive 'Media Wall'. uPVC door leading to the garden.

**BREAKFAST KITCHEN 10' x 9'11" (3.05m x 3.02m)**

Well equipped modern Kitchen with breakfast bar. Built in oven and ceramic hob. Integrated fridge/freezer. Tiled floor. Useful storage cupboard.

**LANDING** Built in storage cupboard. Access to LOFT with loft ladder.

**BEDROOM 1 13'10" x 8'11" max (4.22m x 2.72m max)**

**BEDROOM 2 13' x 8'11" (3.96m x 2.72m)**

**BATHROOM/W.C.** White bathroom suite with shower over the bath. Vanity sink unit. Heated towel rail.

**OUTSIDE** 2 parking spaces with EV Charger. At the back is a lovely landscaped garden, with paved patio terrace and additional decking terrace. Please note the Pergola is not included in the sale.

**AFFORDABLE HOUSING SCHEME** The property is sold subject to Kirklees Affordable Housing Scheme marketed with the new buyer only owning 80% of the property. To qualify, a buyer has to meet the following requirements at the date of the sale of the home:

Will be a First Time Buyer.

Is at least 24 years old but has not yet reached the age of 40.

The salary or joint salaries of purchasers does not exceed £80,000 per year.

Will occupy the property as their sole or main residence

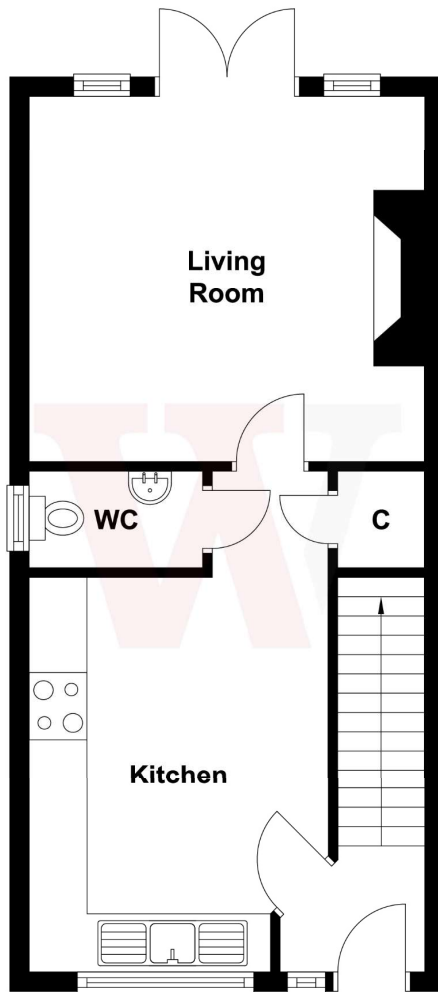
In the case of joint buyers only one needs to meet the above criteria.

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

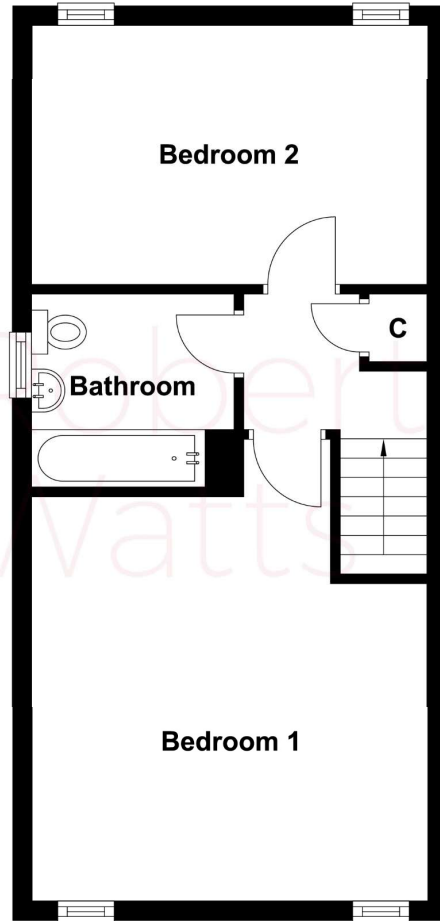
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



## Ground Floor



## First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |