



21 Thoresby Drive, Gomersal, Cleckheaton, BD19 4RN

Really well presented Semi Detached Bungalow that we feel would be ideal for downsizers. Originally was 2 bedrooms but the present sellers adapted it and changed to have a dining room. The house is situated in this ever popular and highly sought after area and bungalows of this type continue to sell well. Not to be missed.

The accommodation comprises: Hall, Lounge, Kitchen, Dining Room, Conservatory, 1 Bedrooms & Shower Room.

Asking Price £210,000

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ENTRANCE HALL

LOUNGE 13'3" x 9'4" (4.04m x 2.84m)

Featured stone fireplace with gas fire

DINING ROOM 11'5" x 8' (3.48m x 2.44m)

Originally 2nd bedroom.

CONSERVATORY In uPVC, with French doors leading to garden.

KITCHEN 9'2" x 8'4" (2.8m x 2.54m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven and hob

BEDROOM 1 10'8" x 10'5" (3.25m x 3.18m)

SHOWER ROOM White shower suite w/c and heated towel rail

OUTSIDE Lovely low maintenance garden to the front, driveway and patio area with garage and shed to the rear

TENURE Freehold

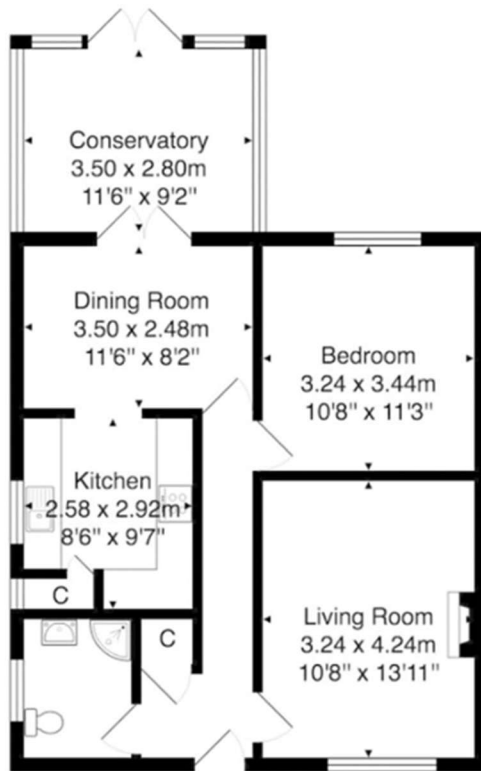
COUNCIL TAX BAND B - Kirklees

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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