



## 11 Thoresby Drive, Gomersal, Cleckheaton, BD19 4RN

Rare to the market and located in this EVER POPULAR part of Gomersal, is this two bedroom EXTENDED DETACHED TRUE BUNGALOW. Situated close to the local amenities and bus routes and within 1 mile of Cleckheaton town centre, this well presented bungalow has a modern feel, a spacious footprint and sits on a good sized plot. Comprises hall, lounge, modern kitchen, utility, sun room and shower room. It has a low maintenance garden to the front with driveway and detached single garage with low maintenance rear garden which is South facing and enjoys the sun most of the day. Benefits from GCH & uPVC DG and sold with NO CHAIN.

**Asking Price £270,000**

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**HALL** Two storage cupboards.

**LOUNGE 16'9" x 10'10" max (5.1m x 3.3m max)**

Fireplace and gas fire (not currently working).

**KITCHEN 8'10" x 8'6" max (2.7m x 2.6m max)**

Wall and base units with contrasting work top, inset sink and mixer tap. Integral electric oven, four ring gas hob plus extractor with integrated fridge and washing machine. Cupboard housing boiler.

**UTILITY ROOM 8'10" x 6'11" max (2.7m x 2.1m max)**

Wall and base units, sink and mixer tap. Integral fridge freezer and auto washer.

**SUN ROOM 11'2" x 8'10" max (3.4m x 2.7m max)**

French doors leading onto garden.

**BEDROOM ONE 12'6" x 10'10" max (3.8m x 3.3m max)**

Having fitted wardrobes.

**BEDROOM TWO 8'10" x 8'10" (2.7m x 2.7m)**

**BATHROOM** Wet room comprising mobility access shower, wc and hand wash basin.

**EXTERIOR** The property benefits from a pleasant low maintenance shale covered garden and patio area to the rear which is South facing enjoying the sun most of the day. Ample driveway parking and single detached garage and low maintenance garden to the front.

**TENURE** Freehold.

Council Tax Band D.

EPC Rating C.

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



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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