



30 Clumber Drive, Gomersal, Cleckheaton, BD19 4RP

WELL PRESENTED, FOUR/FIVE BEDROOM, extended detached house with an enviable sized footprint of circa. 1,926sqft. Situated on this popular cul-de-sac in the heart of Gomersal offering easy access to the local schools, amenities and the M62 Motorway network, it is ideal home for any number of buyers but suits GROWING FAMILIES. The versatile accommodation offers a modern and stylish finish and comprises hall, lounge, large open plan L-shaped dining kitchen, second reception room/bedroom, sitting/playroom room, utility and ground floor shower room. To the first floor are four good sized bedrooms, the master with en suite facilities as well as a modern family bathroom. Enjoying a paved double driveway to the front with lawned garden, it has a pleasant lawned garden with trees to the rear. Benefiting from uPVC DG and GCH.

Offers in excess of £450,000

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ENTRANCE HALL Having useful under stairs storage.

DOWNSTAIRS SHOWER ROOM Glazed shower cubicle, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail. This an ideal extra bathroom for growing families.

LOUNGE 17'9" x 10'10" (5.4m x 3.3m)

Large, spacious lounge and glazed double doors leading to...

KITCHEN DINING ROOM 36'5" (11.1) x 7'3" (2.2) plus 10'2" (3.1) x 5'3" (1.6)

Extremely large L-shaped room which is a great space to entertain having a modern range of gloss wall and base units incorporating contrasting work top, inset one and a half bowl sink and mixer tap. Integrated 2 NEFF single ovens, NEFF hob, integrated Bosch microwave, dishwasher, full height fridge, full height freezer, full height pull out larder cupboard and a small pull out larder cupboard. Quality LVT flooring and spot lights with two sets of double French doors leading to the rear garden giving excellent natural light.

PLAYROOM/SITTING ROOM 15'9" x 7'7" (4.8m x 2.3m)

Versatile room which can be used as a second sitting room, playroom or office. Inbuilt storage cupboard and shelving.

UTILITY ROOM 9'6" x 6'3" max (2.9m x 1.9m max)

Having wall units, plumbing for auto washer and space for a dryer.

STUDY/BEDROOM FIVE 16'1" x 9'10" (4.9m x 3m)

Formerly the garage and now used as a sitting room or bedroom five.

BEDROOM ONE 17'9" (5.4) x 9'10" (3.0) plus doorway

Spacious master bedroom suite. Dual aspect room with fitted wardrobes and drawers.

EN SUITE Modern three piece suite comprising shower cubicle, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

BEDROOM TWO 13'9" x 8'10" max (4.2m x 2.7m max)

Double bedroom with large freestanding wardrobes along one wall.

BEDROOM THREE 10'2" x 8'10" (3.1m x 2.7m)

Double bedroom.

BEDROOM FOUR 8'10" x 7'10" max (2.7m x 2.4m max)

Good sized single room with built in small cupboard for storage.

BATHROOM Three piece suite comprising jet bath with integral shower over, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from a good sized lawned garden and paved patio to the rear with trees and includes large shed. Further lawned garden and double driveway providing off street parking to the front.

Please note there is a Tree Preservation Order on the trees to the rear.

OTHER INFORMATION 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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