



37 Ringshaw Drive, Gomersal, Cleckheaton, BD19 4NZ

Very well presented deceptively spacious, 3 BEDROOMED INNER TOWN HOUSE. Ideal buy for families and situated on this ever popular development that is within the catchment of the well regarded local schools.

Houses of this type sell well and so early viewing is essential.

The accommodation comprises: Ground Floor: Hallway, WC, Bedroom 3, Utility Room. 1st Floor: Lounge, Kitchen. Top Floor: Master Bedroom, En Suite, Bedroom 2 & House Bathroom.

Asking Price £255,000

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GROUND FLOOR

HALLWAY

DOWNSTAIRS W.C. W.C. and hand basin.

GROUND FLOOR BEDROOM 3 8' x 7' (2.44m x 2.13m)

uPVC French doors leading to the garden. Boiler cupboard with useful storage shelves

UTILITY ROOM 7'10" x 6' (2.4m x 1.83m)

With base unit wall cupboard and plumbing for washer.

1ST FLOOR

LOUNGE 14'10" (4.52) x 12' (3.66) + recess

Good sized Lounge, light and airy with two windows.

DINING KITCHEN 14' (4.27) x 7' (2.13) + recess

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in Neff electric oven/gas hob and extractor fan.

TOP FLOOR

MASTER BEDROOM 14' x 12' max (4.27m x 3.66m max)

Large window to front elevation

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

BEDROOM 2 14' x 8' (4.27m x 2.44m)

Currently used as an office/dressing room.

HOUSE BATHROOM 3 piece white bathroom suite.

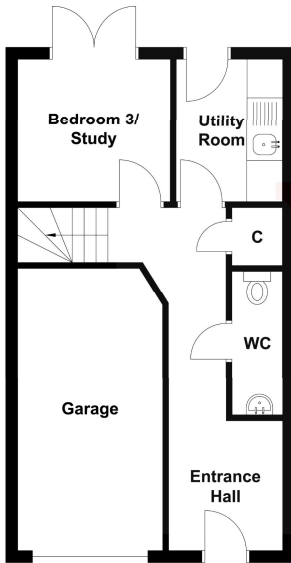
OUTSIDE Driveway to the front for 2 cars with garage (power and light). At the back is a lovely low maintenance and flagged garden.

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.

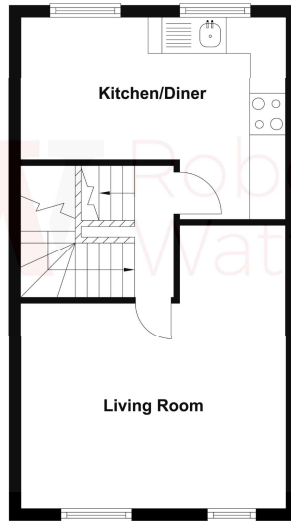
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



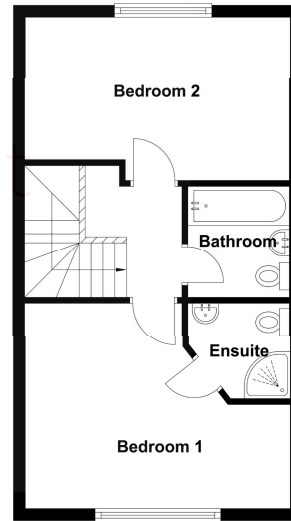
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		