



22 Ringshaw Drive, Gomersal, Cleckheaton, BD19 4NZ

REALISTICALLY PRICED, deceptively spacious three bedroom mid townhouse situated on this popular modern development. Offering accommodation over three storeys and making a great FAMILY HOME as it is within catchment of the well regarded schools including BBG Academy, it is offered with NO CHAIN. Offering a modern, clean finish it comprises ground floor bedroom, utility and WC making it a perfect 'teenagers annex', first floor lounge and dining kitchen with two double bedrooms, the master with ensuite and family bathroom above. Benefitting from driveway parking, single integral garage (offering the potential to convert to further living space stpp), rear garden, GCH & uPVC DG.

Asking Price £235,000

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HALL Useful storage cupboard with wall mounted boiler.

WC WC and sink.

UTILITY ROOM 7'10" x 6'3" max (2.4m x 1.9m max)

Fitted units, worktop and sink with plumbing for washing machine. Rear door.

BEDROOM THREE 8'6" x 8'2" (2.6m x 2.5m)

This bedroom along with the utility room and WC which could be extended into the storage room (subject to planning) to create a shower room would make an ideal 'teenagers annex' with its own rear access.

FIRST FLOOR

LOUNGE 14'9" x 12'6" (4.5m x 3.8m)

Spacious living area.

KITCHEN DINER 14'9" (4.5) x 7'10" (2.4) + 5'11" (1.8) x 3'7" (1.1) max

Range of wall and base units with complimentary worktops, inset sink and mixer tap, integral electric oven and 4 ring gas hob and extractor and integral dishwasher.

SECOND FLOOR

BEDROOM ONE 14'9" x 12'6" max (4.5m x 3.8m max)

Double master bedroom.

ENSUITE Three piece suite including glazed shower cubicle, wc and sink.

BEDROOM TWO 14'9" x 8'2" (4.5m x 2.5m)

Double bedroom.

BATHROOM Three piece white suite with bath, wc and sink.

OUTSIDE Driveway parking to front leading to an integral single garage 16'5 x 7'10 (5m x 2.4m) max. The garage could easily be converted to further living space (subject to obtaining building regulations).

Pleasant decked and lawned garden to rear with right of access to front.

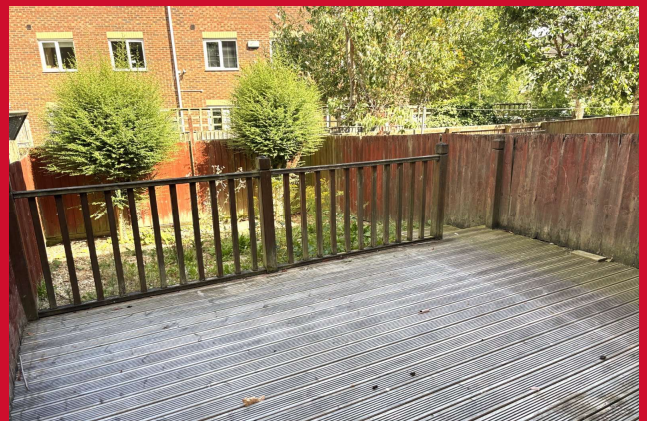
Tenure - Freehold

Council Tax Band - C

EPC Rating - C

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.





Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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