



79 Clumber Drive, Gomersal, Cleckheaton, West Yorkshire, BD19 4RP

A super opportunity has arisen to purchase this well presented, FAMILY SIZED, FOUR BEDROOM detached house situated in this lovely location close to Little Gomersal, Sugden Park and the popular Wheatsheaf pub. It occupies what could arguably be described as the best plot on the cul-de-sac and benefits from a lovely WOODLAND TYPE GARDEN PLOT which is ideal for families and stands this house apart from most detached properties. Internally the property offers a modern feel and benefits from two reception rooms plus a delightful sun room overlooking the garden, as well as a modern kitchen and downstairs WC, four bedrooms and family bathroom. Enjoying ample off street parking to the front and side as well as a single garage, a paved garden area to the rear, uPVC DG, GCH and alarm.

Asking Price £385,000

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ENTRANCE HALL

GUEST WC Vanity sink unit and wc. Tiled walls and floor.

KITCHEN 11'2" x 9'2" max (3.4m x 2.8m max)

Modern range of wall and base units incorporating contrasting work top, inset one and a half bowl sink and instant hot water mixer tap. Double electric oven, four ring gas hob plus extractor with integral fridge freezer and dishwasher and Metro tiling to walls. Archway to;

DINING ROOM 10'10" x 7'7" (3.3m x 2.3m)

The partition wall could easily be removed here to create a larger open plan dining kitchen (subject to building regulations).

LOUNGE 18'1" x 11'2" max (5.5m x 3.4m max)

Spacious dual aspect living room having fireplace and living flame gas fire. Doors leading to....

SUN ROOM 17'5" x 8'6" max (5.3m x 2.6m max)

Under floor heating and solid roof with roof lights making this a great place to entertain or relax all year round. Double doors to garden.

FIRST FLOOR LANDING Storage cupboard housing boiler.

BEDROOM ONE 14'5" x 8'10" max (4.4m x 2.7m max)

Double dual aspect bedroom.

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

Double room with wall mounted TV point.

BEDROOM THREE 8'6" x 7'10" (2.6m x 2.4m)

BEDROOM FOUR 8'10" x 6'7" max (2.7m x 2m max)

BATHROOM Three piece suite comprising bath, vanity sink and wc.

EXTERIOR The property benefits from double driveway parking to the front and side and a single integral garage. Occupying a super corner plot position with delightful, well stocked rear and side garden with mature trees and shrubs, patio and lawned areas and water feature.

Please note the mature trees in the garden are covered by a blanket Tree Preservation Order (TPO) which requires permission from the local authority to trim or remove.

Tenure - Freehold

EPC Rating - D

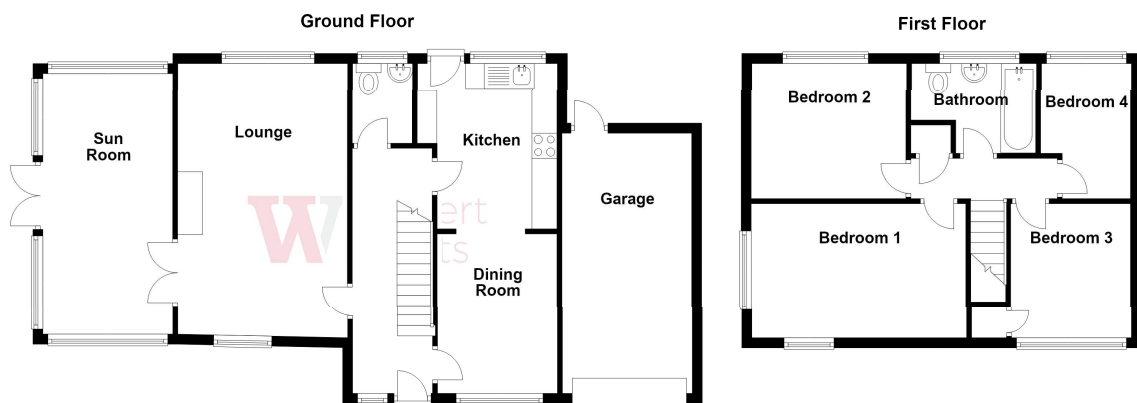
Council Tax Band - D

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.





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