

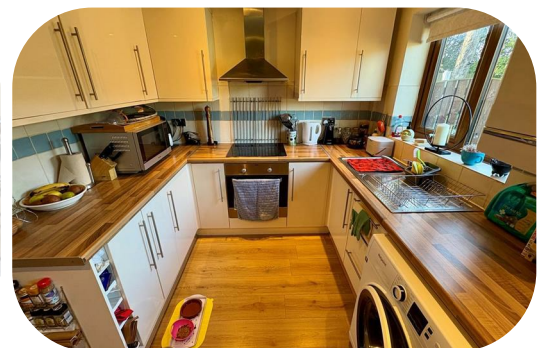


**Clumber Drive, Gomersal,**  
**Reduced £160,000**

\* MID TERRACE \* TWO BEDROOMS \* WELL PRESENTED \* CLOSE TO AMENITIES \*  
\* CLOSE TO MOTORWAY NETWORK \* GARDENS \* PARKING \* GARAGE \*

Offered for sale is this well presented two bedroom terraced property which must be viewed to be appreciated. Conveniently located and within easy reach of bus routes, shops, local schools and just minutes from junction 26 of the M62 motorway network.

The property benefits from modern fitted kitchen, uPVC double glazing and gas central heating. The accommodation briefly comprises entrance porch, lounge, dining kitchen, two bedrooms and bathroom. Externally there are gardens to the front and rear, allocated parking space which leads to a single garage.





## Entrance Porch

With radiator.

## Lounge

14' x 8'9" (4.27m x 2.67m)

With a living flame gas fire in fireplace surround, oak flooring, radiator, double glazed window, useful storage.

## Dining Kitchen

11'8" x 8'3" (3.56m x 2.51m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, radiator and double glazed window.

## First Floor

Useful storage cupboard.

## Bedroom One

11'3" x 8'7" (3.43m x 2.62m)

With radiator, double glazed window and wardrobe area.

## Bedroom Two

10'9" x 5'7" (3.28m x 1.70m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath with rainfall shower over, low flush wc. pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there are gardens to both front and rear, greenhouse (10' x 7'), off-road parking for two cars and a single garage.

## Directions

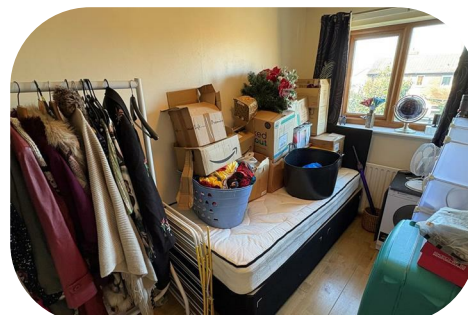
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, turn right onto Shirley Rd, at the roundabout take the 3rd exit and stay on Shirley Rd, turn left onto Sherwood Ave, right onto Sherwood Cl, right onto Clumber Dr, turn right to stay on Clumber Dr and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / Kirklees



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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