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## **2 Craven Drive, Gomersal, BD19 4QY Offers over £240,000**

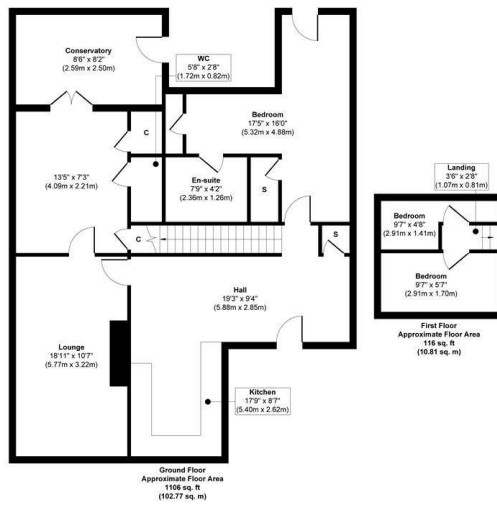
Welcome to this charming bungalow located on Craven Drive in the picturesque village of Gomersal. This delightful property boasts a spacious layout with 1 reception room, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and enjoy a peaceful night's sleep.

The bungalow features 2 well-appointed bathrooms, ensuring convenience and comfort for all residents. Spanning across 1,109 sq ft, this property offers a generous amount of living space, allowing you to personalise and create the home of your dreams.

Situated in a tranquil neighbourhood, this bungalow provides a serene escape from the hustle and bustle of city life. The surrounding area of Gomersal offers a quaint atmosphere with local amenities, charming cafes, and scenic walks for you to enjoy.

Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and take the first step towards embracing a relaxed and comfortable lifestyle in the heart of Gomersal.





**Approx. Gross Internal Floor Area 1224 sq. ft / 113.58 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or landing purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

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		53	
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