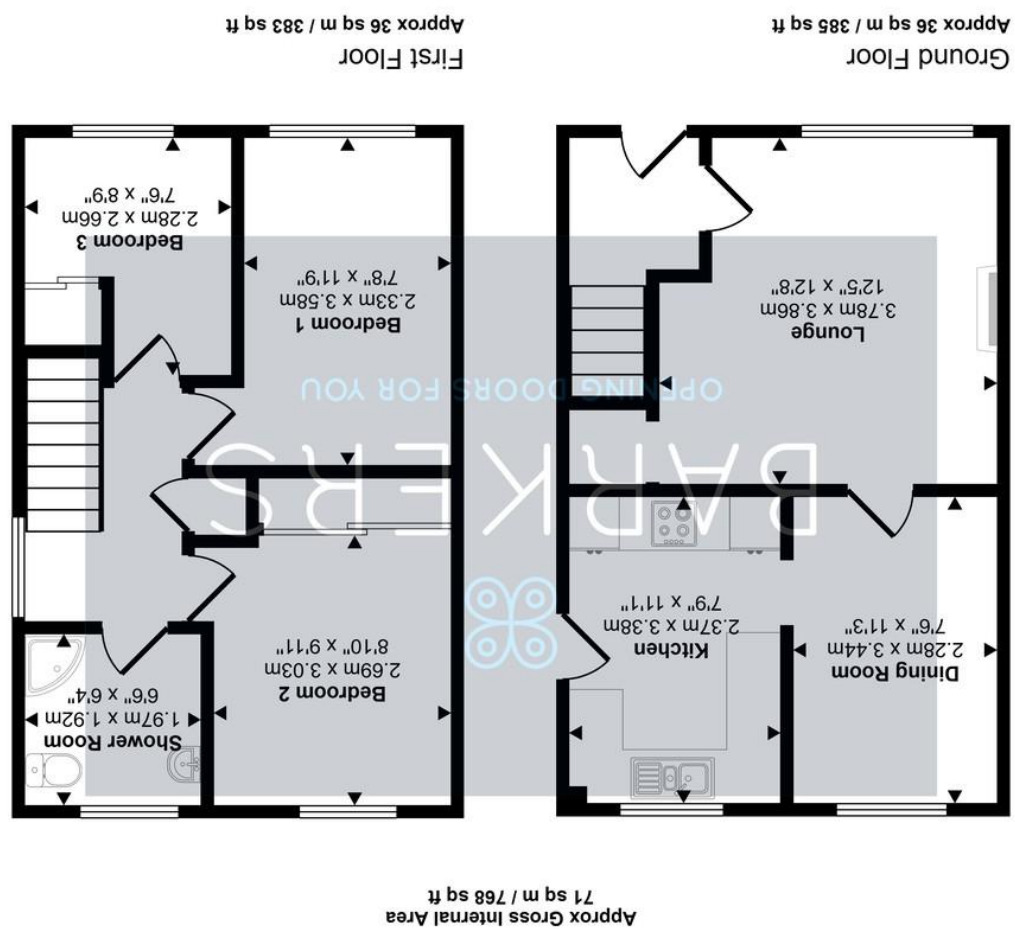


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



58 Clumber Drive

Gomersal, BD19 4RP

Asking Price £270,000

- DETACHED FAMILY HOME
- ENTRANCE HALL
- LOUNGE, DINING ROOM
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GARDENS FRONT & REAR
- DRIVEWAY & GARAGE



Full Description

Offered for sale is this well-presented detached family home, occupying a quiet cul-de-sac position and which must be viewed to be fully appreciated. Ideally situated within easy reach of local schools, amenities, bus routes, and just minutes from Junction 26 of the M62 motorway network, the property is an ideal choice for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three bedrooms, modern shower room.

Externally, there is a driveway providing private parking for several vehicles leading to a single garage. To the front of the property is a lawned garden and to the rear there is an enclosed garden with borders and shrubs.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and door leads into the lounge.

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m)

Featuring a fireplace with a wood surround and a living flame gas fire. A door leads into the dining room.

DINING ROOM

11' 3" x 7' 6" (3.43m x 2.29m)

Useful second reception room with an archway leading into the kitchen.

KITCHEN

11' 1" x 7' 9" (3.38m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset sink with a mixer tap. Integrated appliances include a fridge/freezer, electric hob oven and a ceramic hob with an extractor over. Additional features include laminate flooring, inset spotlights to the ceiling and a part glazed door which leads out to the side of the property.

FIRST FLOOR LANDING

Featuring a useful built-in storage cupboard and doors leading to three bedrooms and the shower room.

BEDROOM ONE

7' 8" x 11' 9" (2.34m x 3.58m)

Double room.

BEDROOM TWO

8' 10" x 9' 11" (2.69m x 3.02m)

Double room with built-in wardrobes which provide plentiful storage.

BEDROOM THREE

7' 6" x 8' 9" (2.29m x 2.67m)

Single room with a built-in storage cupboard.



SHOWER ROOM

6' 6" x 6' 4" (1.98m x 1.93m)

Fitted with a three piece suite comprising a shower cubicle, wash basin inset into a vanity unit and a W.C. Complementary tiled walls and inset spotlights to the ceiling.

EXTERIOR

Externally, there is a driveway providing parking for several vehicles leading to a single garage. To the front, there is a lawned garden, to the rear there is an enclosed lawned garden with planted borders, shrubs and a selection of mature trees, paved patio area ideal for outside entertaining.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D

