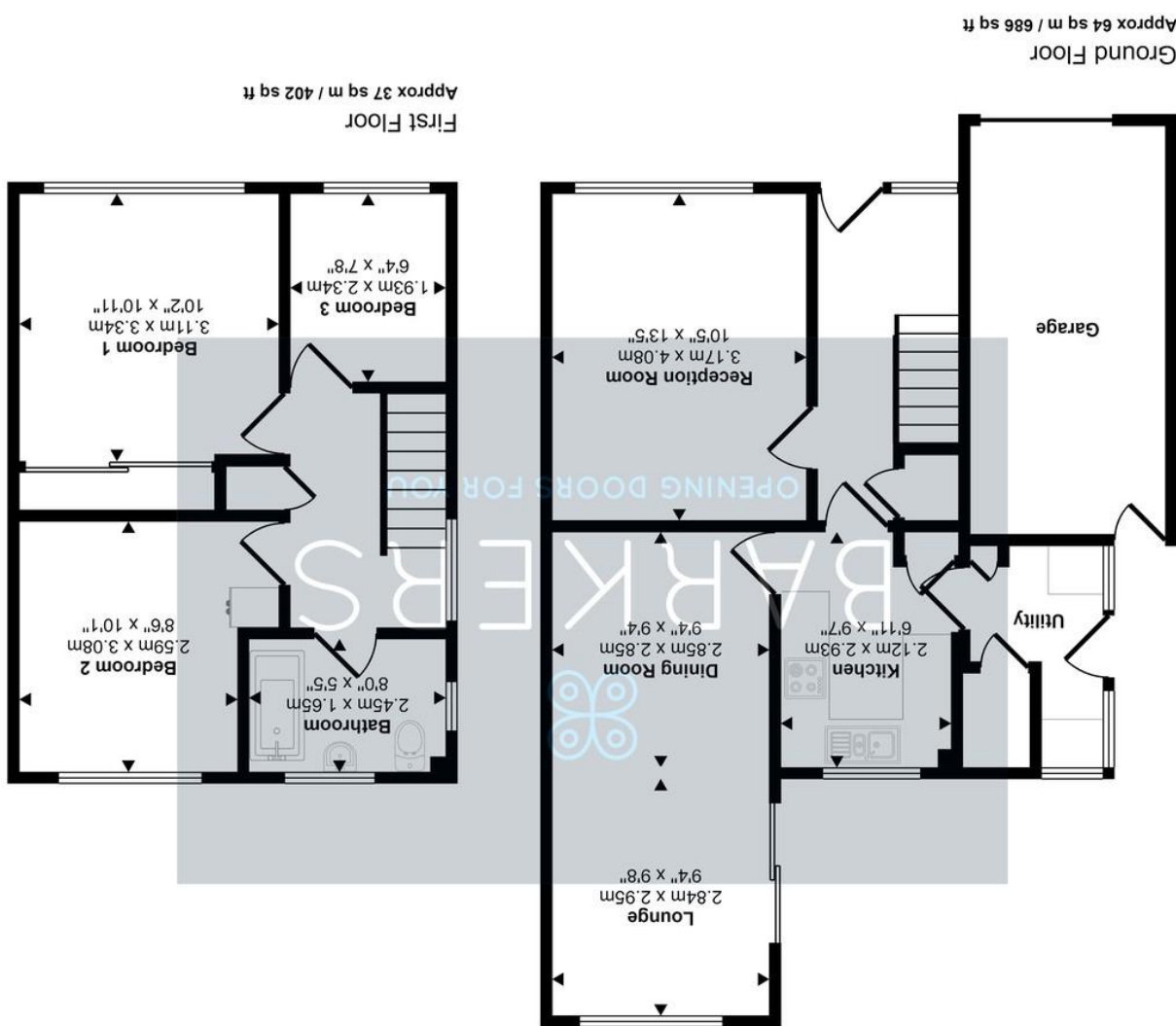


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601D
771C

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 Shappy 360.



BARKERS
OPENING DOORS FOR YOU



9 Clumber Drive
Gomersal, BD19 4RP
Asking Price £260,000

- DELIGHTFUL DETACHED
- ENT HALL, UTILITY, CLOAKS/WC
- LOUNGE, KITCHEN
- SITTING/DINING ROOM
- THREE BEDROOMS & BATHROOM
- WELL MAINTAINED GARDENS, DRIVEWAY & GARAGE



Full Description

DESCRIPTION

Barkers are pleased to market this delightful detached family home located in a quiet cul de sac position. Conveniently placed to local amenities, schools, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hallway, lounge, kitchen, utility room, cloak/WC, sitting/dining room, three bedrooms and bathroom. There is a driveway which provides private parking and leads to a single garage. There are wonderful well maintained gardens to the front and rear.

ENTRANCE HALL

An external door leads into the entrance hallway. Useful under stairs storage.

LOUNGE

13' 5" x 10' 5" (4.09m x 3.18m)

KITCHEN

9' 7" x 6' 11" (2.92m x 2.11m)

The kitchen has a range of wall and base units, inset sink and complementary work surfaces. Electric oven, gas hob and extractor over. Space for dishwasher and space for fridge.

SITTING/ DINING ROOM

9' 8" x 9' 4" (2.95m x 2.84m)

This spacious second reception room provides further entertaining space and a step leads down into the dining area which measures 9'4" x 9'4". There are sliding patio doors leads to the rear garden.

UTILITY ROOM

Plumbing for a automatic washing machine and space for tumble dryer. External door leads to the side.

CLOAKS/ WC

Contains a white two piece suite comprising a low flush WC and wash hand basin.

LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

10' 1" x 8' 6" (3.07m x 2.59m)

Double room with a built in wardrobe offering useful storage.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m)

Double room.

BEDROOM THREE

7' 8" x 6' 4" (2.34m x 1.93m)

Good sized third bedroom.

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

The bathroom contains a white three piece suite comprising of low flush WC, wash hand basin and bath with shower over.



EXTERNAL

The property has a driveway providing off road parking which leads to a single garage. There are well maintained lawned garden to the front bordered by plants and shrubs. To the rear is a delightful enclosed garden providing a high degree of privacy. The garden is immaculately presented and ideal for outdoor entertaining.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: D

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the first exit into Bradford Road. At the traffic lights proceed straight ahead into Oxford Road. At Gomersal Hill Top proceed straight across and after a short while turn right into Quarry Road. Turn right into Sherwood Avenue and right into Clumber Drive where the property will be easily identified by our For Sale board.

