



40 Thoresby Drive, Gomersal, BD19 4RL  
£230,000

**bramleys**

This extended, 3 bedroom semi-detached property is situated in the much sought after area of Gomersal. Ideally placed for young and growing families, with nearby schooling and amenities including the public transport network to nearby towns and cities.

The property features uPVC double glazing throughout, gas fired central heating and a layout which comprises:- entrance hall, lounge, dining kitchen, sitting room/dining room, 3 first floor bedrooms and family bathroom.

Externally there are gardens to both front and rear, shared driveway to the side and potential to reinstate a garage.

Bramleys would highly recommend an internal viewing to fully appreciate the size of accommodation on offer and the potential this property could provide.



## GROUND FLOOR:

Enter the property through a uPVC exterior door.

### Entrance Hall

Having a central heating radiator, staircase rising to the first floor and doors accessing the lounge and dining kitchen.

### Lounge

14'3" x 10'5" (4.34m x 3.18m)

A generous sized reception room which is situated to the front of the property. Having a uPVC double glazed window and central heating radiator.

### Kitchen

17'4" x 8'5" (5.28m x 2.57m)

To the kitchen area there is a range of fitted wall and base units with laminated work surfaces, tiled splashbacks and a breakfast bar which seats up to 3 people. There is an inset stainless steel sink with side drainer and mixer tap, a uPVC

double glazed window to the rear elevation, wall mounted boiler, freestanding cooker, central heating radiator, space and plumbing for a washing machine, and access to a useful understairs storage cupboard. A uPVC double glazed external door accesses the driveway and there are a set of sliding doors which give access to the dining room/sitting room.

### Dining Room/Sitting Room

10'9" x 8'8" (3.28m x 2.64m)

Currently utilised as a sitting room, this useful additional reception room is fitted with uPVC double glazed patio doors which lead out to the rear garden.

## FIRST FLOOR:

### Landing

Having a loft access point, uPVC double glazed window to the side elevation and a useful storage cupboard.

### Bedroom 1

10'6" x 10'1" (3.20m x 3.07m)

The master bedroom is situated to the front of the property, having a uPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom 2

10'3" x 10'1" (3.12m x 3.07m)

A second bedroom of double proportions which is situated to the rear of the property, having a central heating radiator, uPVC double glazed window and alcove hanging space.

### Bedroom 3

7'6" x 6'5" (2.29m x 1.96m)

A third bedroom of single proportions, situated to the front of the property and fitted with a uPVC double glazed window and a central heating radiator.



## Shower Room

Furnished with a 3 piece suite comprising of a shower cubicle, pedestal wash hand basin and low flush WC. There is a central heating radiator and uPVC double glazed windows to both the side and rear elevation.

## OUTSIDE:

To the front of the property there is a predominantly lawned garden with mature hedge border and a shared resin driveway which leads to the rear garden. The rear garden is fenced and is predominantly laid to lawn, with hardstanding where the garage used to be (potential to reinstate) which currently provides off road parking. There is also a patio seating area which is ideal for relaxation in summer months.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the

market advice, ensuring the best deal for you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

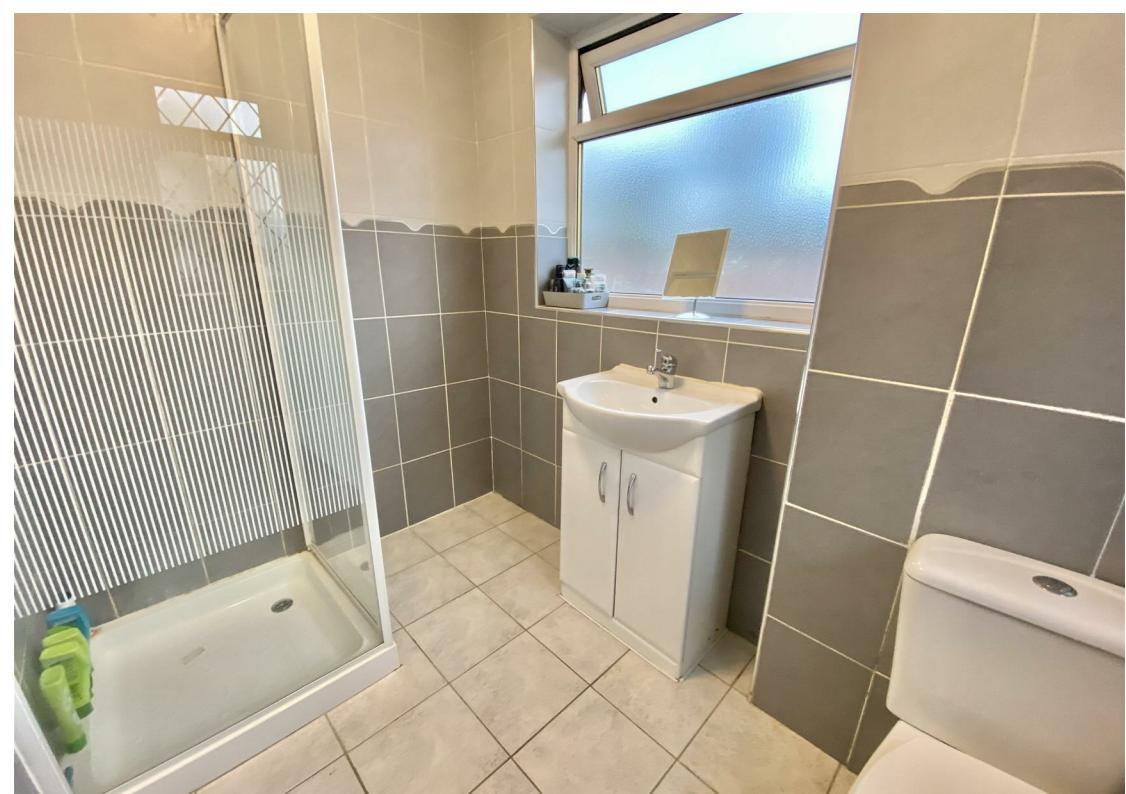
## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

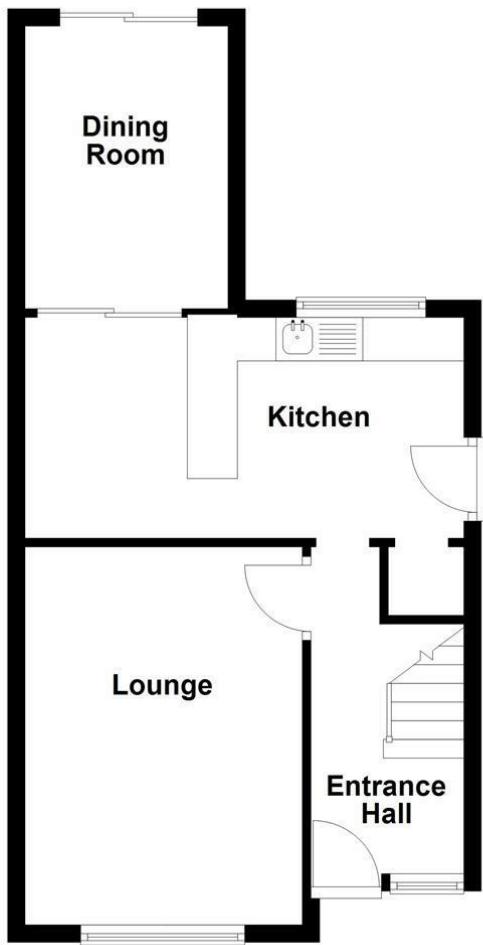
## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

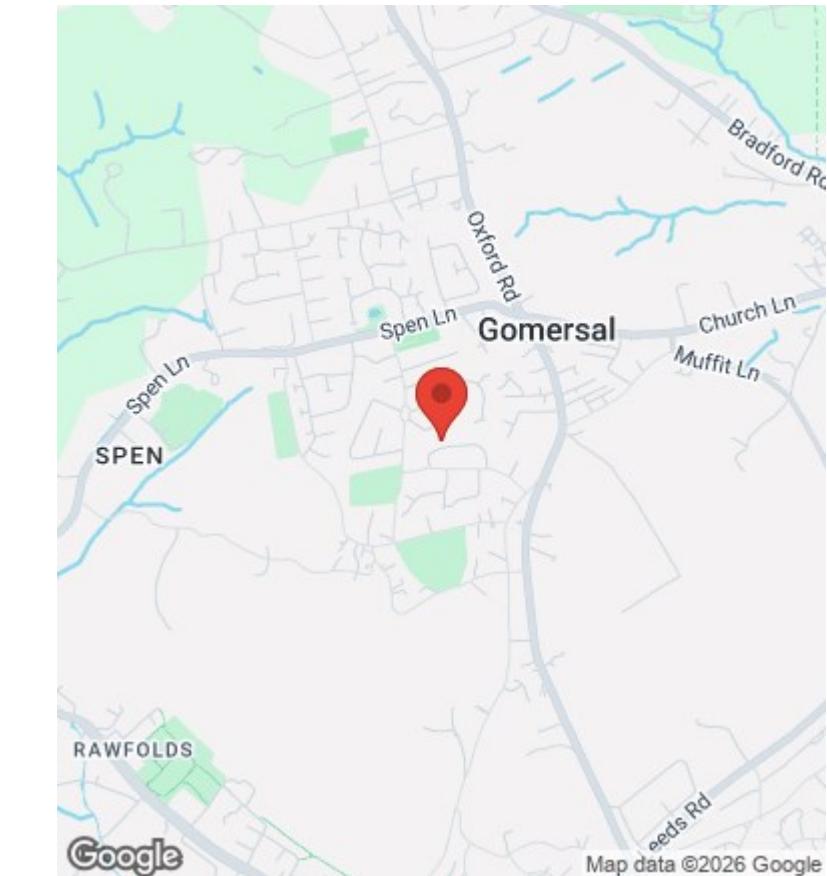
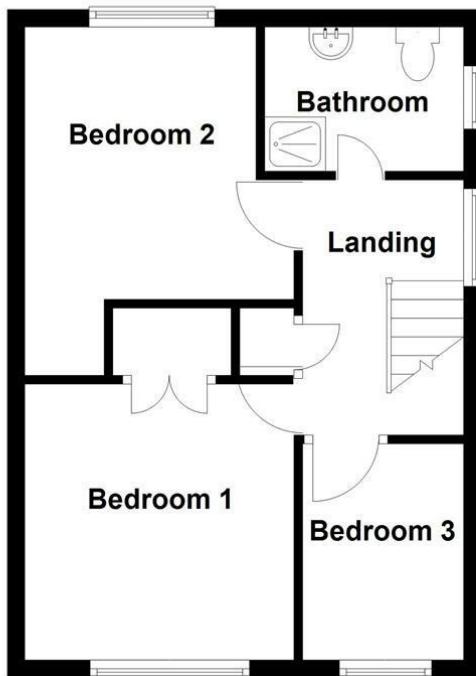




## Ground Floor



## First Floor



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

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note: 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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