



20 Spring Place Court, Mirfield, WF14 0QZ
Offers Over £250,000

bramleys

NO UPPER CHAIN

This 4/5 bedroom end town house, is positioned at the head of this popular development enjoying pleasant open views to the rear and side from the balcony. Having accommodation over three floors ideally suited to a growing family with the integral garage having been converted into an additional reception room/bedroom. The garden wraps around the side of the property and set to the front is a driveway providing off road parking. The property is conveniently located a short distance from the centre of Mirfield and local amenities including schools. Mirfield station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity.

Energy Rating: TBA



GROUND FLOOR:

Entrance Hall

The front door opens to the spacious entrance hallway with doors opening to bedroom 5/family room, wc and the dining kitchen. Stairs lead to the first floor.

Cloakroom/WC

Having a low flush WC and pedestal wash basin.

Family Room/Bed 5

16'0 x 8'0 (4.88m x 2.44m)

A good sized room which has multiple uses such as a home office, play room or bedroom.

Kitchen

15'0 x 10'1 (4.57m x 3.07m)

Comprising a modern range of wall and base units with work surfaces over and an integrated electric oven, gas hob and extractor above. There is plumbing for a washing machine and dishwasher, as well as space for a freestanding fridge freezer. Also having a breakfast bar and patio doors which open to the rear garden.

FIRST FLOOR:

Landing

Doors open to the lounge, bedroom 2 and wc. Stairs lead to the second floor.

Lounge

15'9 max x 15'0 (4.80m max x 4.57m)

A good sized reception room having a rear uPVC double glazed window and balcony to the side capturing the lovely views.

Bedroom 2

10'8 x 8'6 (3.25m x 2.59m)

A double bedroom with a central heating radiator and front uPVC double glazed window.

Separate WC

Having a low flush WC, pedestal wash basin and a front aspect uPVC double glazed obscured window.

SECOND FLOOR:

Landing

Having a storage cupboard which houses the gas central heating boiler. A pull down ladder provides access to the part boarded loft.

Master Bedroom

11'4 x 9'11 (3.45m x 3.02m)

A large double bedroom having a large storage cupboard and a front aspect uPVC double glazed window.

En-Suite Shower Room

Comprising a shower with enclosure, WC, pedestal wash basin, heated towel radiator and front aspect uPVC double glazed obscured window.

Bedroom 3

10'11 x 8'3 (3.33m x 2.51m)

A double bedroom with a central heating radiator and uPVC double glazed window.

Bedroom 4

7'11 x 6'2 (2.41m x 1.88m)

A single bedroom which enjoys views to the rear from the uPVC double glazed window.

Bathroom

Comprising a bath with shower over, low flush WC, pedestal wash basin, heated towel radiator and side aspect uPVC double glazed obscured window.

OUTSIDE:

To the front of the property is a driveway which provides off road parking. The larger than average garden to the rear is mainly lawned and wraps around the side of the property with raised beds. Also having a timber shed providing useful storage.

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.

DIRECTIONS:

Leave Bramleys open the direction of Dewsbury via Huddersfield Road taking the 3rd left into Church Lane and continue along into Dunbottle Lane. At the junction with the Dusty Miller Pub, turn right into Flash Lane and continue into Shillbank lane, upon reaching the mini the roundabout turn right into Spring Place Gardens and take the first right into Spring Place Court.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D.

MORTGAGES:

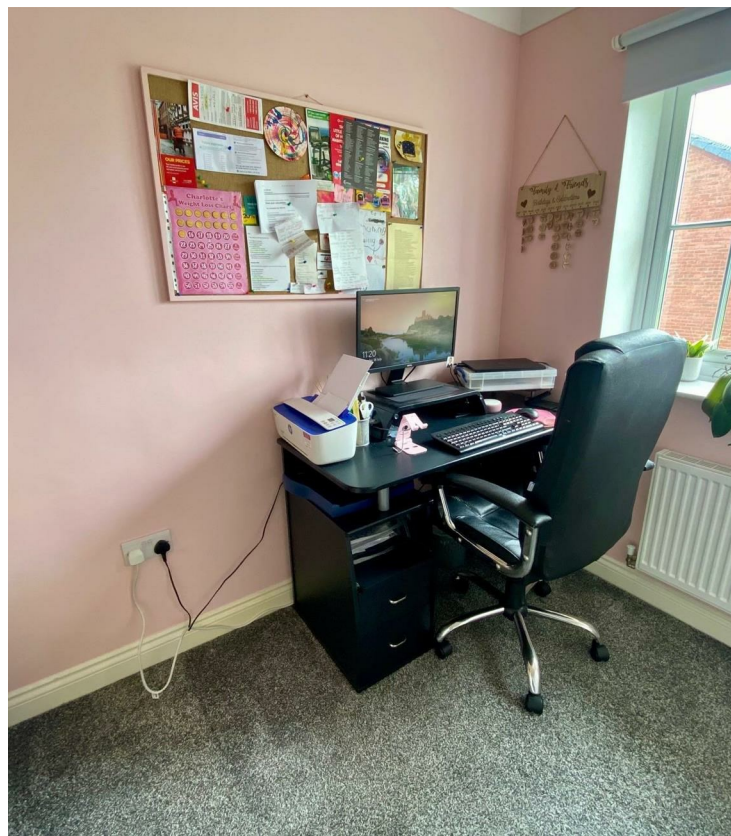
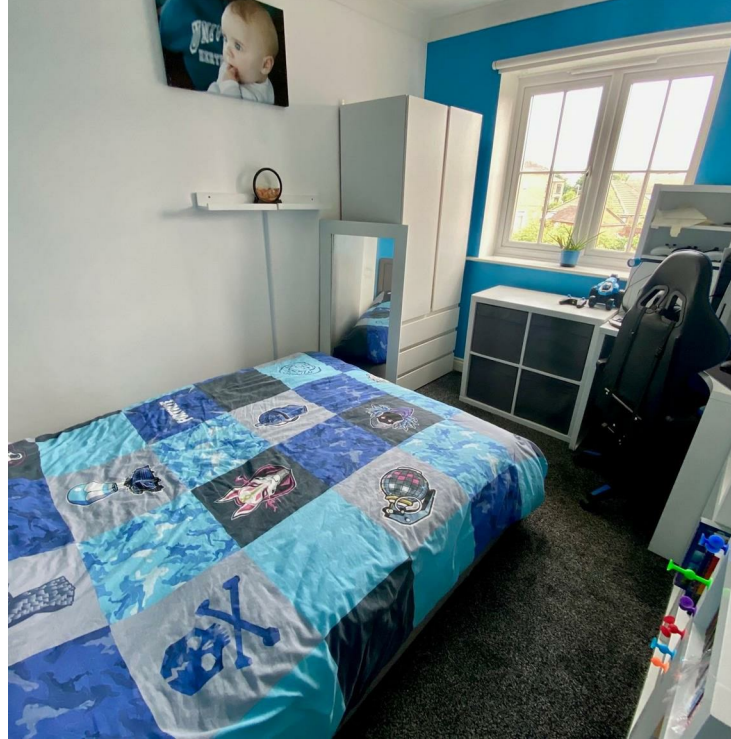
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market

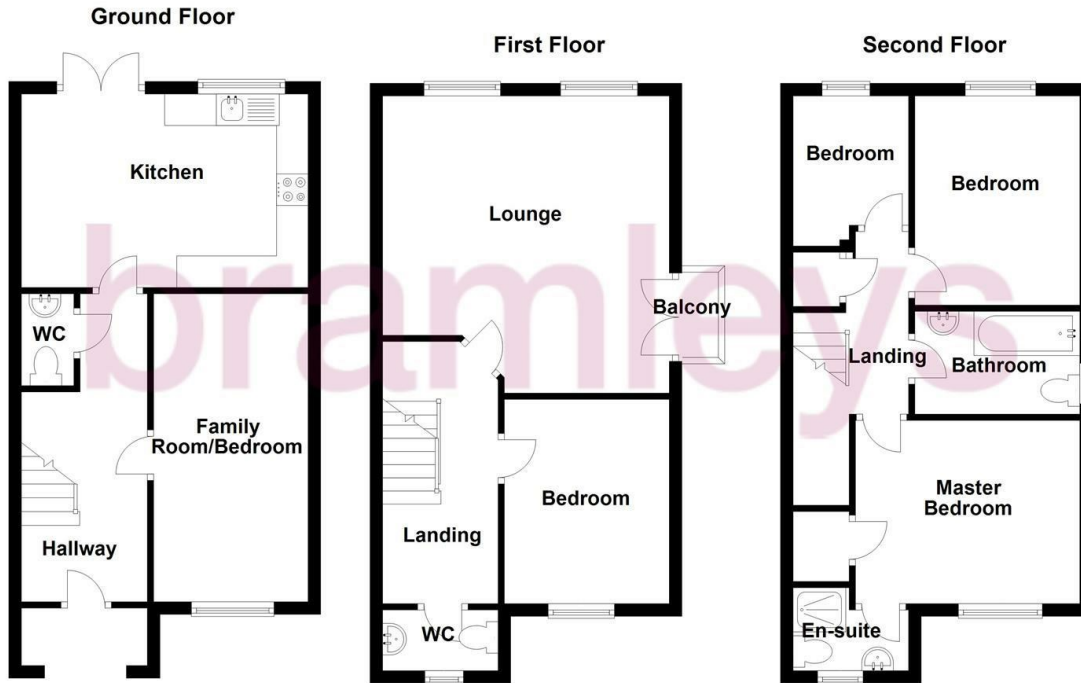
advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.







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

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



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