



33 Woodsome Avenue, Mirfield, WF14 9QX

£475,000

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This well maintained 5 bedroom executive family home is situated on this quiet cul-de-sac, enjoying superb distant views and open aspect to the front via the Juliette balcony within the lounge. There is ample off road parking for 3 vehicles together with an integral double garage and a low maintenance rear garden ideal for entertaining. At ground floor there is a large hallway, utility room, double guest bedroom and 3 piece shower room, first floor has a single bedroom/study and spacious 20ft lounge which leads into a lovely open plan kitchen/diner/sun room with Velux windows and patio doors onto the rear garden. At second floor there are 3 further double bedrooms all with fitted wardrobes (master bed with en-suite) and house bathroom. A real gem of a property not to be missed!





GROUND FLOOR:

Entrance Hall

This lovely welcoming hallway is accessed via a composite door and has tiled flooring, a staircase with feature balustrade, oak doors, uPVC double glazed window and a central heating radiator.

Utility Room

8'7 x 8'1 (2.62m x 2.46m)

Having tiled flooring, storage cupboard with work surface over, sink unit and space and plumbing for a washing machine and dryer. The utility room has a uPVC double glazed window and an external composite door.

Guest Bedroom

14'6 max x 15'5 max (4.42m max x 4.70m max)

A spacious double bedroom with a central heating radiator and 2 uPVC double glazed windows.



Shower Room

Having a quality Villeroy & Boch suite comprising walk in shower, hand wash basin, wc, tiled flooring, part tiled walls and chrome ladder style radiator.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side, a central heating radiator and feature balustrade staircase which rises to the second floor. Oak doors give access to the living accommodation.

Lounge

20'4 x 15'5 (6.20m x 4.70m)

This larger than average reception room takes full advantage of the open aspect and distant views via the Juliette balcony and twin Velux windows provide lots of natural light. There is a modern wall mounted fire, 2 central heating radiators and double doors give access to the kitchen diner.





Open Plan Kitchen/Diner/Sun Room

20'4 max x 23'11 max (6.20m max x 7.29m max)

This 'L' shaped kitchen dining area is open plan to the sun room and also enjoys plenty of natural light with tiled flooring throughout. The quality kitchen has an extensive range of wall and base units with marble work surfaces and matching splash backs, integrated appliances include Neff eye level double ovens, induction hob with SieMatic extractor over, dishwasher, fridge and freezer.

Study/Bedroom 5

8'7 x 7'9 (2.62m x 2.36m)

This single bedroom would make a lovely study and has a central heating radiator and a uPVC double glazed window which enjoys a pleasant open aspect and views.

SECOND FLOOR:

Landing

Having a central heating radiator, loft access hatch and a uPVC double glazed window.

Master Bedroom

15'7 x 11'9 to robe doors (4.75m x 3.58m to robe doors)

This master bedroom has fitted wardrobes to one wall, matching fitted dressing table, a central heating radiator and a uPVC double glazed window which enjoys open views.

En-Suite Shower Room

Having a Villeroy & Boch suite comprising walk in shower, hand wash basin, wc, fully tiled walls and floor, chrome ladder style radiator and a uPVC double glazed window.

Bedroom 3

12'5 x 10'7 to robe doors (3.78m x 3.23m to robe doors)

Also having fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom

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

Having a built in double wardrobe, a central heating radiator and a uPVC double glazed window.

Bathroom

A good size bathroom with Villeroy & Boch suite comprising corner shower enclosure, bath, hand wash basin, wc, tiled flooring and walls, chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

To the front is a block paved driveway which provides off road parking for 3 cars. The rear garden is tiered with the front section level with the kitchen diner and has a flat artificial lawn, there is a further grassed lawn to the next level and walled flowerbeds to the rear.

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 Mirfield office via Huddersfield Road travelling in the direction of Huddersfield and continue for approximately three quarters of a mile, bear right onto Stocks Bank Road. Continue along this road and turn right onto





Woodsome Avenue where the property can be found towards the top of the cul-de-sac overlooking the park.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F

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.







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 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

