



14 Springfield Park, Mirfield, WF14 9PE
Offers Over £230,000

bramleys



This tidy, well maintained link detached true bungalow (linked by garage) is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Situated in this sought after location, convenient for the centre of Mirfield and amenities available there. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, fitted kitchen with integrated appliances, lounge diner with partial views over neighbouring rooftops, 3 piece bathroom and 2 DOUBLE BEDROOMS both with a built in wardrobes. Outside there is a garden to the front, driveway with car port and a well stocked tiered garden to the rear with patio, garden shed and summerhouse. Ideal for those requiring single storey living and having the convenience of being close to the town centre.



GROUND FLOOR:

Entrance Hall

The L shaped entrance hall is accessed via a uPVC entrance door. There is access to the loft via a hatch. The central heating boiler is situated within the loft.

Lounge/Diner

17'11 x 11'10 (5.46m x 3.61m)

This spacious reception room has a fireplace surround with living flame gas fire, there are 2 central heating radiators to front and rear and a large uPVC double glazed window which enjoys partial distant views over the neighbouring rooftops.

Kitchen

9'4 x 8'4 (2.84m x 2.54m)

The kitchen has a range of wall and base units with working surfaces over and matching splash back, integrated appliances include four ring gas hob with extractor fan over, electric oven, fridge and freezer. There is space and plumbing for a washing machine and a uPVC double glazed window.

Bedroom 1

11'9 x 10'0 (3.58m x 3.05m)

This master double bedroom has a double built in wardrobe, a central heating radiator and a uPVC double glazed window.

Bedroom 2

9'6 x 8'8 (2.90m x 2.64m)

This second double room has a built in double wardrobe, a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has tiled walls and a three piece suite comprising wc, pedestal wash hand basin and a panelled bath with shower attachment over. There is a built in cupboard, a central heating radiator and a uPVC double glazed window.



OUTSIDE:

Outside there is an established garden to the front, driveway with car port to the side, external water tap and a tiered garden to the rear, stocked with mature shrubs and trees, patio, garden shed and summerhouse.

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 our Bramleys office via Huddersfield Road travelling in the direction of Dewsbury and take the first left hand turning onto Knowl Road. Continue along taking the first right hand turning onto Crowlees Road and after a short distance turn right onto Parker Lane. Take the right hand turning onto Springfield Park where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

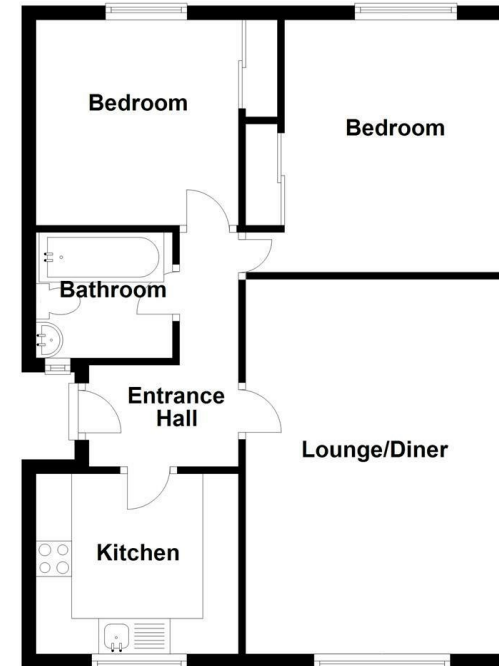
MORTGAGES:

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.

Ground Floor



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

