



96 Calder Road, Mirfield, WF14 8NP

£289,000

bramleys





Bramleys welcome to the market this superbly positioned 2/3 bedroom detached bungalow which has been well maintained yet offering scope for some improvement works. Ideally placed for public transport links and Mirfield town centre being only a short distance away. The property features uPVC double glazing, gas fired central heating and alarm system with a layout comprising: Hallway, kitchen, lounge, dining room/bedroom 3, 2 double bedrooms, conservatory and shower room. An internal viewing of this much sought after property is highly recommended. NO VENDOR CHAIN



## GROUND FLOOR

Enter the property via a timber and glazed exterior door into the hallway.

### Hallway

The hallway gives access to all rooms, has a useful storage cupboard and loft access. The loft houses the central heating boiler.

### Kitchen

8'7 x 7'5 (2.62m x 2.26m)

Fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks inset into which is a composite sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with extractor over, oven and grill and there is space and plumbing for an automatic washing machine. A uPVC double glazed window overlooks the front of the property.

### Lounge

15'4 x 15'2 max (4.67m x 4.62m max)

This welcoming and well proportioned lounge commands ample natural light from 2 uPVC double glazed windows to the front elevation and one to the side. The main focal point of the room is a living flame gas fire set to a decorative surround with marble effect back and hearth. Having wall light points and a central heating radiator.

### Dining Room/Bedroom 3

11'4 x 7'4 (3.45m x 2.24m)

Situated to the side of the property having a central heating radiator and a uPVC double glazed window.

### Bedroom 1

11'4 x 11'9 (3.45m x 3.58m)

The well proportioned master bedroom has fitted robes to one wall with ample hanging and storage space, along with a central heating radiator, wall light points and a uPVC double glazed window overlooking the rear garden.

### Bedroom 2

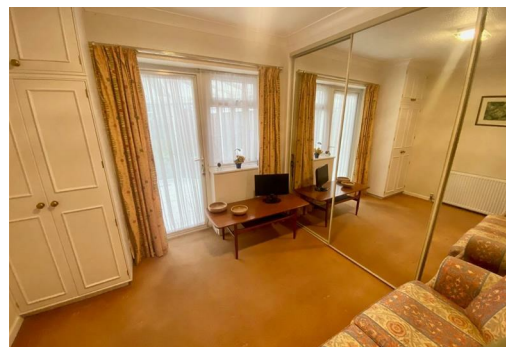
10'1 x 9'3 (3.07m x 2.82m)

A second bedroom of double proportions having fitted mirrored robes to one wall and a separate storage cupboard. There is a central heating radiator, a uPVC double glazed window and a uPVC double glazed door accessing the conservatory.

### Conservatory

9'8 x 9'1 (2.95m x 2.77m)

Having a tiled floor and uPVC double glazing to all elevations with a door accessing the rear garden. There is a ceiling fan.



## Shower Room

Furnished with a 3 piece suite comprising of a larger than average walk in shower with floor to ceiling glass shower screen, low flush W.C and wash basin set to vanity cupboard giving additional storage. Being fully tiled and having a ladder style radiator and a uPVC double glazed window to the side elevation.

## OUTSIDE

Wrought iron gates give way to the generously sized driveway which allows parking for numerous vehicles. The front garden is lawned with well stocked borders and the drive continues to a single garage which has an up and over door, power and light. A gate gives access to the rear garden which has a paved patio area, is lawned and has mature planting and a newly erected fence. There is a shed and greenhouse to the rear. This garden would make an ideal place for relaxation in the 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.

## DIRECTIONS:

Leave Mirfield via Huddersfield Road travelling in the direction of Huddersfield and take a left hand turning at the traffic lights into Station Road. Station Road in turn becomes Hopton New Road and at the mini roundabout turn right into Hopton Lane and first right in front of The Flower Pot public house onto Calder Road where the property can be found on the left hand side.

## 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

