



33 Wellhouse Lane, Mirfield, WF14 0BE

£315,000

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This delightful detached stone built and rendered character cottage has period features one would expect from a property of this age with exposed beams, Yorkshire stone flagged flooring and restored floorboards. Also having a modern central heating boiler and large DOUBLE GARAGE and WORKSHOP with electric and water which provide further development potential (subject to all necessary consents). The property enjoys a private, established garden to the rear and is handily placed for amenities and schools. The accommodation comprises: entrance, wc, sitting room, dining kitchen, lounge, 3 bedrooms and four piece bathroom.



GROUND FLOOR:

A timber door gives access to the entrance vestibule.

Entrance

The entrance is open to the sitting room and has a small cloaks cupboard.

WC

Having a double glazed side facing window, a central heating radiator, wash basin and wc.

Sitting Room

15'3 x 14'8 (4.65m x 4.47m)

The sitting room enjoys plenty of natural light from the Velux window and French doors which open out onto the private garden. There are 2 tall wall mounted radiators and a further uPVC window.

Kitchen Diner

14'9 x 12'3 (4.50m x 3.73m)

Having a double glazed window, stone flooring, feature beams to the ceiling and 2 central heating radiators. There is access to an under-stair store cupboard which houses the Ideal gas combi boiler and the kitchen has a range of oak wall and base units with working surfaces over, Belfast sink, space for a tall fridge freezer, plumbing for a dishwasher and a chimney alcove providing space for a Range style cooker with built in extractor.

Lounge

14'1 x 15'1 (4.29m x 4.60m)

Having a double glazed front facing window, beams to the ceiling, a central heating radiator and feature log burner on a stone hearth with oak beam mantle.

FIRST FLOOR:

Landing

The landing has varnished wood floorboards, stripped pine doors and a feature balustrade.



Bedroom 1

15'2 x 8'7 ext to 12'4 (4.62m x 2.62m ext to 3.76m)

Having dual aspect double glazed windows, varnished wood floorboards and a central heating radiator.

Bedroom 2

12'0 x 8'2 (3.66m x 2.49m)

Having a double glazed front facing window, fitted cupboards and a central heating radiator.

Bedroom 3

12'1 x 6'8 (3.68m x 2.03m)

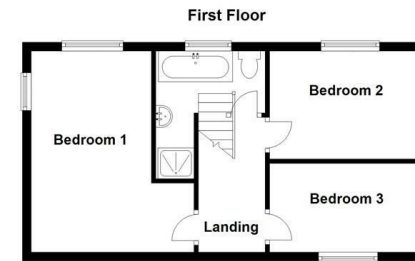
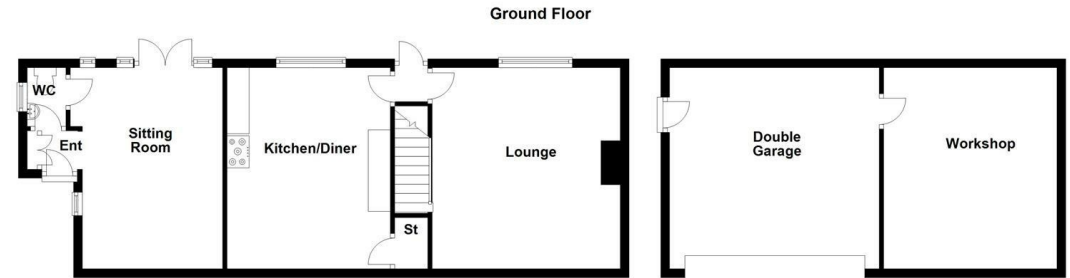
Having a double glazed rear facing window, varnished floorboards, fitted cupboard and a central heating radiator.

Bathroom

The bathroom has a feature exposed stone wall and a four piece suite comprising walk in shower cubicle, roll top bath with mixer tap shower attachment, sink unit and wc. There is a heated towel radiator and a double glazed window.

OUTSIDE:

There is a private enclosed lawned garden to the rear with rockery, planted borders and perimeter hedging. There is also a useful timber garden store. The attached double garage and workshop have a power supply and an up and over door.



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

