



63 Spring Place Court, Mirfield, WF14 0QZ
Offers Over £230,000

bramleys



This 4 bedroom end townhouse is offered for sale with NO VENDOR CHAIN and would make an ideal purchase for a young family/professional couple. Having uPVC double glazing, gas fired central heating and accommodation over 3 floors comprising: ground floor entrance hall, utility, 3 piece shower room and bedroom 4, first floor lounge and dining kitchen and second floor master bedroom with en-suite, house bathroom and 2 further bedrooms. The property is well situated for access to Mirfield and amenities in Dewsbury with transport links, schools and shops nearby.



GROUND FLOOR:

Entrance Hall

Having a central heating radiator, composite entrance door and staircase rising to the first floor.

Utility

7'7 x 2'7 (2.31m x 0.79m)

Having plumbing for a washing machine, power and light.

Shower Room

Having a ladder style radiator and 3 piece suite comprising shower enclosure, wc and pedestal wash hand basin.

Bedroom 4

11'1 x 9'8 (3.38m x 2.95m)

This ground floor bedroom could also be utilised as a study or play room as required and has a central heating radiator and a uPVC double glazed French doors which lead out onto the rear garden.

FIRST FLOOR:

Lounge

15'5 x 12'5 (4.70m x 3.78m)

The lounge is situated to the front and has a central heating radiator and uPVC double glazed window. This room is open plan to the kitchen diner.

Kitchen Diner

15'4 x 10'7 (4.67m x 3.23m)

The kitchen has a range of wall and base units with working surfaces over and tiled splash backs, integrated appliances include oven, hob, extractor and dishwasher. There is space for a tall fridge freezer, a stainless steel sink unit, laminate flooring and useful under-stair store cupboard. The kitchen has two uPVC double glazed windows.

SECOND FLOOR:

Master Bedroom

15'3 x 10'7 (4.65m x 3.23m)

Having fitted wardrobes with matching dressing table, a built in cupboard which houses the boiler, a central heating radiator and a uPVC double glazed window.

En-Suite Shower Room

The en-suite is part tiled to the walls and comprises wc, hand wash basin, shower enclosure, ladder style radiator and uPVC double glazed window.

Bedroom 2

11'0 x 8'9 (3.35m x 2.67m)

Having a central heating radiator and a uPVC double glazed window.



Bedroom 3

7'3 x 6'3 (2.21m x 1.91m)

Having a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has a wc, panelled bath, pedestal wash hand basin and a ladder style radiator.

OUTSIDE:

A driveway provides off road parking and the integral garage has a rear door, internal power and light.

A path down the side leads to a gated lawned rear garden.

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 office via Huddersfield Road in the direction of Dewsbury taking the second left into Parker Lane and forking right into Crowlees Road. Continue on Crowlees Road which turns into Camm Lane turning left at the junction into Dunbottle Lane. Take the first right into Flash Lane which changes into Shill Bank Lane and follow this road down to the mini roundabout. Turn right at the roundabout and then first right onto Spring Place Court where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

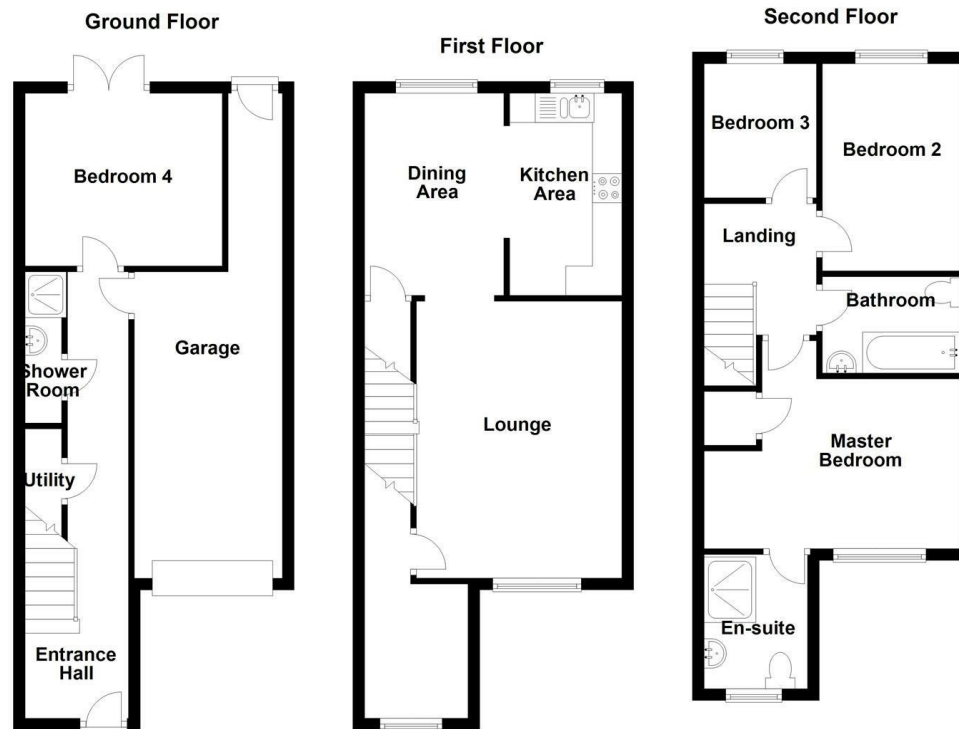
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MORTGAGES:

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

