



3 Crowlees Gardens, Mirfield, WF14 9NZ
£675,000

bramleys



This simply stunning extended detached family home truly needs to be viewed to appreciate the lovely plot and position on this select development of executive properties. Set behind electric gates and offering ample off road parking for a number of vehicles, electric vehicle charging point, large driveway and double garage. Having undergone an extensive programme of renovation and refurbishment and offering quality fixtures and fittings throughout including CCTV, tasteful decor and luxurious bathroom suites. The accommodation comprises: entrance hall, study, wc, lounge, sitting room, utility, dining room and separate dining kitchen both with bi-fold doors and Velux windows. At first floor there is a large master bedroom with dressing area and en-suite bathroom, house bathroom and 4 further bedrooms (bed 2 also having en-suite facilities). Handily placed for schools and the centre of Mirfield and all required amenities including the train station with direct links to Leeds, Manchester and London.



GROUND FLOOR:

Entrance Hall

This warm and welcoming hallway has a central oak staircase, built in cloaks cupboard and a central heating radiator. Oak doors give access to the living accommodation.

WC

Having part tiled walls and a modern two piece suite comprising wc, hand wash basin and a central heating radiator.

Lounge

15'3 x 14'2 plus bay (4.65m x 4.32m plus bay)

A cosy lounge with a feature limestone fireplace and pebble effect fire, laminate flooring, a central heating radiator and uPVC double glazed bay window.

Dining Room

20'4 x 13'2 max (6.20m x 4.01m max)

The dining room has been extended to the rear and opens out via bi fold doors onto the private rear garden. Having laminate flooring, Velux windows and a central heating radiator.

Dining Kitchen

20'4 x 19'1 (6.20m x 5.82m)

The kitchen has also been extended to the rear with bi-fold doors and Velux windows. There is an extensive range of oak shaker style wall and base units, twin pull out larders, granite work surfaces, coordinating island unit with sink and mixer tap, Pergo laminate flooring, integrated dishwasher, space for an American style fridge freezer, wine cooler, gas cooker point with extractor hood and space for a large Range style cooker. There is a central heating radiator and a contemporary wall mounted radiator.

Utility Room

9'9 x 8'4 (2.97m x 2.54m)

The utility has additional storage cupboards, additional sink, a central heating radiator, space and plumbing for a washing machine and dryer, external door and uPVC double glazed window.

Study

9'5 x 8'4 (2.87m x 2.54m)

A useful room for those that work from home, this could also be utilised as a ground floor bedroom or play room as required. It has laminate flooring, a central heating radiator and uPVC double glazed window.

Sitting Room

17'5 max x 16'2 max (5.31m max x 4.93m max)

This large 'L' shaped room could be used in a variety of different ways and has laminate flooring, a central heating radiator and a uPVC double glazed window.

FIRST FLOOR:

Landing

The landing has oak doors leading to the first floor living accommodation and a built in airing cupboard. There is access to the loft which has a pull down ladder and provides additional storage.

Master Bedroom

17'4 x 13'6 (5.28m x 4.11m)

This superb master bedroom is an extension from the original build and offers a huge amount of space with fitted wardrobes and matching bedside cabinets and drawers. There is a central heating radiator, uPVC double glazed window and a dressing area with a further range of fitted wardrobes sliding door fronts.

En-Suite Bathroom

A luxurious 5 piece bathroom suite with tiled walls, bath, shower, large double sink with storage, wc, heated towel radiator and uPVC double glazed window.



Bedroom 2

14'1 x 11'3 to robes (4.29m x 3.43m to robes)

Another great double room with fitted wardrobes, a central heating radiator and uPVC double glazed window.

En-Suite Bathroom

Having tiled walls and a modern 4 piece suite comprising shower, bath, wc, hand wash basin, heated towel radiator and a uPVC double glazed window.

Bedroom 3

10'9 x 10'6 to robes (3.28m x 3.20m to robes)

Another double with fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 4

14'1 x 9'7 (4.29m x 2.92m)

Another double room with Velux windows, fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 5

9'2 x 6'9 to robes (2.79m x 2.06m to robes)

This comfortable single room has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Family Bathroom

Another luxurious bathroom suite with tiled walls and floor, bath, walk in double shower, twin sinks, wc, heated towel radiator and a uPVC double glazed window.

OUTSIDE:

Electric gates give access to the block paved driveway which provides off road parking for numerous vehicles. The double garage measures 17'8 x 16'3 and has an electric door and houses the central heating boiler. The front open porch has external electrical sockets and a vehicle charging point. Lawned sections to the front and side add greenery and a path down the side of the property leads to the rear. The lovely rear garden is an ideal space for alfresco dining and entertaining in the warmer months with flagged patio area and shaped lawn with mature planted borders. There is a decked area to the back of the garden together with raised planters and gravelled section.

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 turning left onto Knowl Road. Turn right onto Crowlees Road. Follow the road round and on the bend turn left onto Richard Thorpe Avenue and then left again onto Crowlees Gardens.

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

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