



22 Wheatley Drive, Mirfield, WF14 8NW

£275,000

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This 3 bed semi-detached property is situated on a quiet cul-de-sac, within walking distance to the centre of Mirfield, sought after schools and train station with direct links to Leeds, Manchester and London. Having been extended by the current owner with accommodation comprising ground floor: entrance hall, spacious lounge, utility and wc, extended dining kitchen with integrated appliances, Velux windows and French doors. At first floor there are 3 bedrooms (no box room) and a modern 3 piece bathroom. Outside there are CCTV cameras, a driveway providing off road parking with space for a motor home if required and a garage which has been converted into an office and store room. The rear garden is low maintenance and offers a good degree of privacy with tiered decking and raised seating area. There is a GARDEN ROOM with power which could also be utilised as a work space or hobby room.





22
FAR
CLOSE

GROUND FLOOR:

Entrance Hall

A composite entrance door gives access to the entrance hall which has laminate flooring and a staircase rising to the first floor.

Lounge

16'3 x 13'4 (4.95m x 4.06m)

The lounge is situated to the front of the property and has laminate flooring, a central heating radiator and 3 uPVC double glazed windows.

Utility/WC

6'4 x 5'4 (1.93m x 1.63m)

This room has a wc and sink, space and plumbing for a washer and dryer and houses the Worcester Bosch central heating boiler.

Dining Kitchen

19'4 ext to 22'7 max x 15'2 max (5.89m ext to 6.88m max x 4.62m max)

This spacious 'L' shaped extended kitchen diner is a great space for entertaining with space for dining table, chairs and sofa. The kitchen has an extensive range of wall, base units and drawers with work surface over and breakfast bar. Integrated appliances include a fridge and freezer, dishwasher, induction hob, sink unit with mixer tap, microwave and oven. Also having laminate flooring, access to an under stair cupboard, Velux windows, additional uPVC window to the side and French doors which lead out onto the rear garden.

FIRST FLOOR:

Landing

Having a uPVC double glazed window and access to the loft which has a pull down ladder.





Bedroom 1

11'6 x 9'5 (3.51m x 2.87m)

Situated to the front of the property and having a central heating radiator, laminate flooring and a uPVC double glazed window.

Bedroom 2

10'7 x 8'3 (3.23m x 2.51m)

Having laminate flooring, a central heating radiator and a uPVC double glazed window.

Bedroom 3

7'7 x 8'8 (2.31m x 2.64m)

Also having laminate flooring, a central heating radiator and a uPVC double glazed window.



Bathroom

A modern three piece suite comprising bath with overhead rainfall shower attachment over, shower screen, wc, vanity sink with storage beneath, chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

The front is gravelled and provides space for a motor home and there is additional off road parking to the side on the driveway. The attached garage has an up and over door to the front and side door accessed from the rear garden. It has been converted into a store at the front 8'1 x 10'3 and office to the rear 5'5 x 7'6 which has power/lighting and a rear uPVC double glazed window. The rear garden has a level decked area accessed from the French doors and is an ideal space for entertaining in the summer months. Steps lead up to a further decked area which overlooks the rooftops and is a great sun trap. There is a garden room 11'6 x 7'3 which has power/light and uPVC window. This space could be utilised as a hobby room/play room etc.



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 by The Flower Pot public house onto Calder Road. Turn left onto Wheatley Drive where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

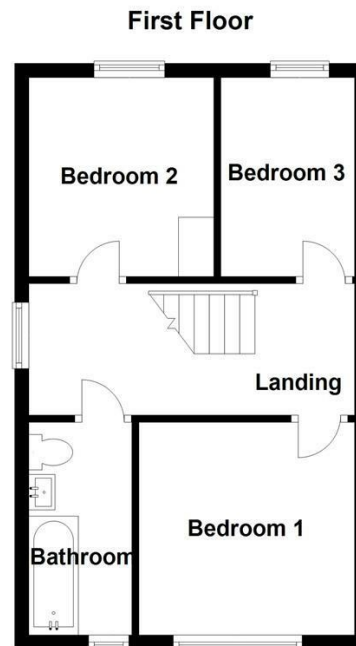
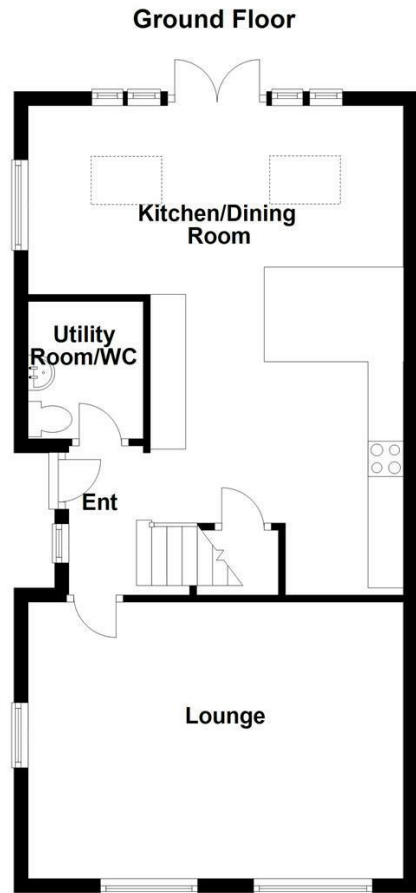
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







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			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	