



10 Westfields Road, Mirfield, WF14 9PW
£214,950

bramleys





NO VENDOR CHAIN This semi-detached true bungalow is situated in this sought after location, within walking distance to Mirfield centre and local amenities. An ideal purchase for those requiring single storey living and having uPVC double glazing, modern gas fired central heating boiler (installed 2019) and accommodation comprising: entrance hall with built in cupboard, fitted kitchen with integrated appliances, spacious lounge, 2 double bedrooms, large conservatory and three piece bathroom. Outside there are gardens to front and rear and driveway to the side providing off road parking. Early viewing essential to avoid missing out!

GROUND FLOOR:

Entrance Hall

This L shaped hallway is accessed via a uPVC entrance door. Oak doors lead to the living accommodation and there is a built in cupboard. The hall gives access to the loft via a hatch which is part boarded and has a pull down ladder.

Kitchen

10'9 x 9'6 (3.28m x 2.90m)

Having a range of quality wall and base units with work surfaces and breakfast bar, glass display cabinet, ceramic sink, integrated washing machine, fridge, freezer, gas hob, integrated oven and display lighting. There are two uPVC double glazed windows and a cupboard which houses the central heating boiler.

Lounge

16'5 x 11'4 (5.00m x 3.45m)

This spacious reception room has a fireplace surround with coal effect gas fire, a central heating radiator and a uPVC double glazed bow window.



Bathroom

Having a three piece suite comprising bath with shower attachment over and screen, wc, vanity sink with storage beneath, tiled walls and floor and a uPVC double glazed window.

Bedroom 1

12'4 x 11'4 (3.76m x 3.45m)

A good double bedroom which has a central heating radiator and uPVC double glazed window.

Bedroom 2

10'9 x 9'8 (3.28m x 2.95m)

This second double room also makes a great second reception room and has French doors to the conservatory and a chrome radiator.

Conservatory

12'2 x 11'2 (3.71m x 3.40m)

The conservatory has fitted blinds, oak flooring, 2 central heating radiators, uPVC double glazed windows and French doors which open out onto the rear garden.





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.

OUTSIDE:

A tarmac driveway provides off road parking to the side and there are lawned gardens to both front and rear with flower borders. There is timber decking to the rear which requires replacement but once this has been done, it provides an ideal space for sitting out/alfresco dining in the warmer months. Please note it is permit parking on Westfields Road between 8am - 6pm Mon - Fri.

BOUNDARIES & OWNERSHIPS:

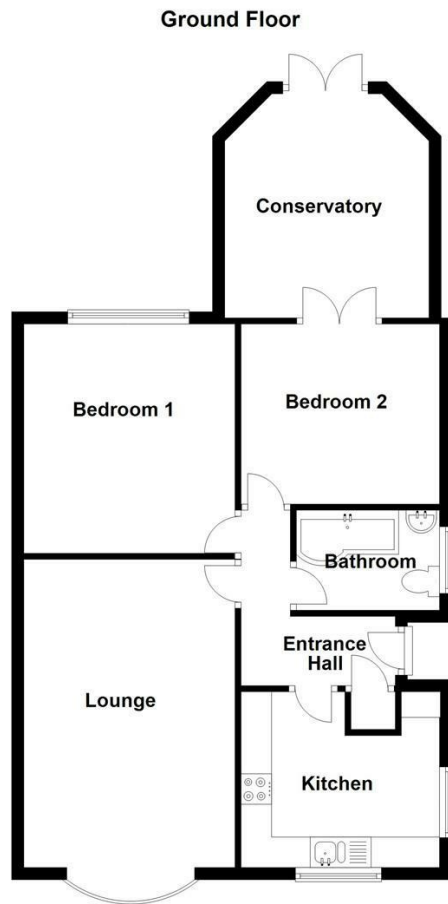
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the Mirfield office via Huddersfield Road A644 in the direction of Dewsbury taking an immediate left turn into Knowl Road. Continue along this road, taking a right hand turn onto Crowlees Road and then take a left onto Westfields Road. The property can be found on the right hand side.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



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