



4 Shillbank View, Mirfield, WF14 0QG

£250,000

bramleys





This well maintained 2 double bedroom detached true bungalow would make an ideal purchase for those requiring single storey living. Having built in storage, uPVC double glazing, modern gas fired central heating boiler and accommodation comprising - entrance hall, spacious dining kitchen, large lounge/diner with feature fireplace, fully tiled bathroom with walk-in bath and 2 bedrooms with the master having a range of fitted wardrobes and drawers. Externally, there are gardens to the front and side and a low maintenance flagged patio with summerhouse and shed. A driveway provides off road parking and this leads to a larger than average detached garage with electric door. Situated approximately 1 mile from the centre of Mirfield with all the amenities afforded there.





## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall. The hallway has a built-in double cupboard, laminate flooring, a central heating radiator and access to the loft via a pull down ladder. The loft houses the modern central heating boiler and is boarded.

### Dining Kitchen

12'5 x 9'2 (3.78m x 2.79m)

Having a range of modern wall and base units with working surfaces over, glass sink unit with side drainer and integrated appliances include fridge and freezer, dishwasher, induction hob with extractor hood over, washing machine, dryer, oven and microwave. There is also a central heating radiator and a uPVC double glazed window to the front elevation.

### Lounge Diner

19'11 x 12'10 (6.07m x 3.91m)

This lovely spacious reception room has a feature remote controlled electric fire with marble surround, two central heating radiators and two uPVC double glazed windows to the front and side elevations.

### Bedroom 1

12'3 x 11'6 (3.73m x 3.51m)

Having a range of bedroom furniture to include 6 door fitted wardrobes and matching dresser with drawers and twin bedside cabinets. There is a central heating radiator and uPVC double glazed window.

### Bedroom 2

10'5 x 8'10 (3.18m x 2.69m)

Having a central heating radiator and uPVC double glazed window.

### Bathroom

Having fully tiled walls and floor and modern three piece suite comprising walk-in bath with fitted bath lift, shower attachment over, vanity sink with storage beneath, low flush wc. There is a heated towel radiator and a uPVC double glazed window.



### OUTSIDE:

A driveway to the side provides off road parking which leads to a larger than average detached garage which has an electric door, internal power and lighting. The garage measures 9'0" x 20'11". There is a lawned section to the side and slated garden to the front. The rear has a flagged patio and summerhouse with power. Behind the summerhouse is a further garden section which houses a shed and provides enough space to create a vegetable patch or provides storage for gardening equipment/compost bins 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 Bramleys office via Huddersfield Road in the direction of Dewsbury and take the first left onto Knowl Road. Turn right onto Crowlees Road and follow this road to its conclusion. Turn left onto Dunbottle Lane and at the Dusty Miller turn right onto Flash Lane which continues onto Shillbank Lane. Shillbank View can be found as turning on the right. Number 4 is the second bungalow on the left.

### 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.

Ground Floor



### 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

