



23 Portal Drive, Mirfield, WF14 0JL
Offers Over £230,000

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This semi-detached family home has undergone renovation and refurbishment over recent years to include re-wiring, modern central heating boiler, luxurious 3 piece bathroom with roll top bath, new wooden balustrade on the staircase and re-decoration. The kitchen and dining room are the only rooms that now require refurbishment which gives the new owner the opportunity to finish to their own style and taste. Having accommodation comprising: good size entrance hall with staircase and storage, lounge, kitchen, separate dining room, 3 bedrooms (2 doubles 1 single) and 3 piece bathroom. Enjoying a larger than average plot with good size lawn and vegetable patch. A driveway provides off road parking and there is a single garage. Situated on this quiet cul-de-sac conveniently located for Mirfield town centre and train station which are approximately 1.5 miles away, together with popular schooling and amenities nearby.



GROUND FLOOR:

Entrance Hall

Having a uPVC entrance door, feature spindle balustrade staircase with under-stair store which also houses the modern central heating boiler. The hallway has laminate flooring and a central heating radiator.

Lounge

12'8 x 11'9 (3.86m x 3.58m)

The light and airy reception room has a central heating radiator and a large uPVC double glazed window to the front elevation.

Kitchen

8'8 x 8'6 (2.64m x 2.59m)

Having a range of wall and base units with working surfaces over, gas cooker point, stainless steel sink unit and side drainer, space and plumbing for a dishwasher and washing machine, space for a tall fridge freezer, a central heating radiator, external side entrance door and a uPVC double glazed window which overlooks the rear garden. The kitchen does require refurbishment and gives the new owner the opportunity to re-fit to their own choice and style.

Dining Room

10'0 x 9'3 (3.05m x 2.82m)

This room has a central heating radiator and large sliding patio doors which lead out onto the rear garden.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side elevation, laminate flooring and access to the loft via a pull down ladder. The loft is boarded for additional storage.

Bedroom 1

12'5 x 11'7 (3.78m x 3.53m)

This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2

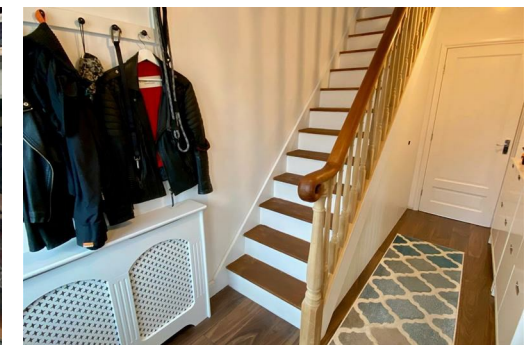
11'7 x 9'3 (3.53m x 2.82m)

Another double room with a central heating radiator and a uPVC double glazed window.

Bedroom 3

7'9 max inc bulkhead x 6'3 (2.36m max inc bulkhead x 1.91m)

A single room with a central heating radiator and a uPVC double



Bathroom

This quality bathroom suite has a roll top bath with clawed feet and overhead rainfall shower attachment, vanity sink unit, wc, part panelled walls, tall wall mounted contemporary radiator and a uPVC double glazed window.

OUTSIDE:

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 our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Follow the road as it becomes Water Royd Lane and in turn Old Bank Road. At the 'T' junction take a left hand turning into Sunny Bank Road. Continue along this road and take a right hand turning onto Portal Crescent then right onto Portal Drive. The property can be found towards the head of the cul-de-sac.

TENURE:

Freehold

COUNCIL TAX BAND:

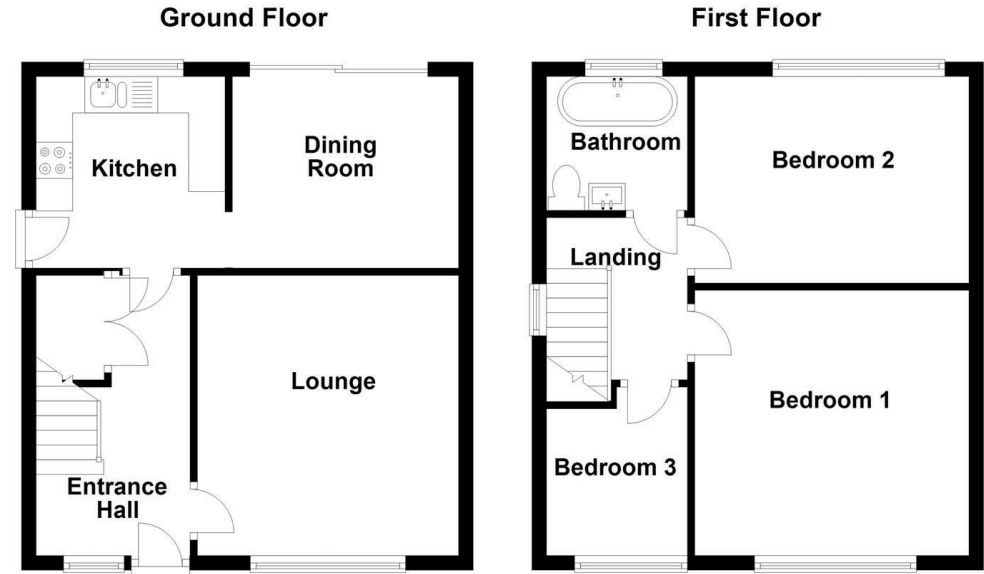
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MORTGAGES:

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.

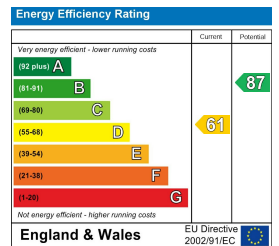


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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