



51 Sunny Bank Road, Mirfield, WF14 0NL

£229,950

bramleys







This extended 3 bedroom semi-detached family home offers spacious accommodation and is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Having uPVC double glazing, back boiler central heating, SOLAR PANELS and accommodation comprising: entrance hall with wc, lounge, dining room, extended kitchen, 3 bedrooms (2 doubles 1 comfortable single). Outside there are gardens to front and rear, driveway and garage. Handily placed for amenities and schools with the centre of Mirfield just over a mile away.





## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door with side double glazed panel gives access to this spacious entrance hall. Having a staircase rising to the first floor level and an electric wall heater.

### WC

A useful addition to the property with wash hand basin, wc, tiling to the walls and floor and a uPVC double glazed window.

### Lounge

13'9 max into bay x 11'6 (4.19m max into bay x 3.51m)

The lounge has a limestone fireplace surround with coal effect electric fire, ceiling coving, a central heating radiator and a uPVC double glazed bay window.

### Dining Room

12'8 x 11'5 (3.86m x 3.48m)

Another spacious reception room with wooden fireplace surround and gas fire, picture rail, a central heating radiator and uPVC glazed rear door to the garden with side double glazed windows.

### Kitchen

13'3 x 7'9 (4.04m x 2.36m)

The kitchen has been extended and provides a range of wall and base units with working surfaces and tiled splash backs, there is space for an under counter fridge, plumbing for a washing machine and dishwasher, electric cooking point and a stainless steel sink unit with side drainer. Also having laminate flooring, a uPVC double glazed window to the rear and an external side entrance door.

## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed side window and access to the loft via a pull down ladder. The loft is boarded and has an interior light.

### Bedroom 1

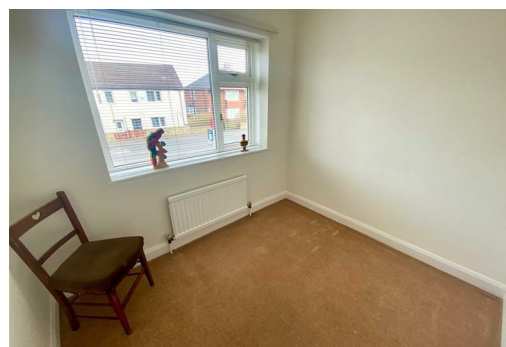
11'7 max 9'8 min to robe doors x 12'0 (3.53m max 2.95m min to robe doors x 3.66m)

A lovely sized double bedroom with fitted floor to ceiling wardrobes to one wall. There is a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'7 max x 11'5 (3.53m max x 3.48m)

Situated to the rear, this spacious double room also has fitted wardrobes, a central heating radiator and a uPVC double glazed window.



### Bedroom 3

7'9 x 7'1 (2.36m x 2.16m)

A comfortable single room which has ample space for a single bed and wardrobe. There is a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has a shower enclosure, separate bath, vanity sink unit, wc, heated ladder style towel radiator, fully tiled, wall lights and 2 uPVC double glazed windows.

### OUTSIDE:

Double gates give access to the block paved driveway which provides off road parking and leads to a detached garage 19'7 x 10'1 which has an up and over door and internal power. The front garden is part paved with planted flower borders. A timber gate gives access to the rear garden which is mainly lawned with seating area, planted borders and small pond.

### 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 Bramleys Mirfield office via Huddersfield Road travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Continue along Knowl Road as it becomes Water Royd Lane and in turn Old Bank Road. At the end of Old Bank Road turn left onto Sunny Bank Road. Continue up this road and the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

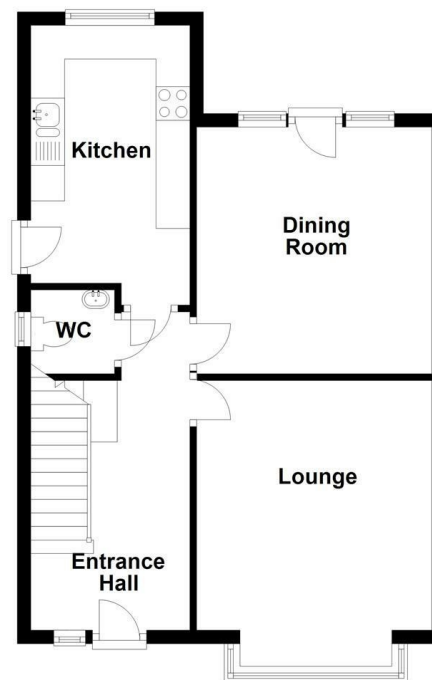
### MORTGAGES:

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.**

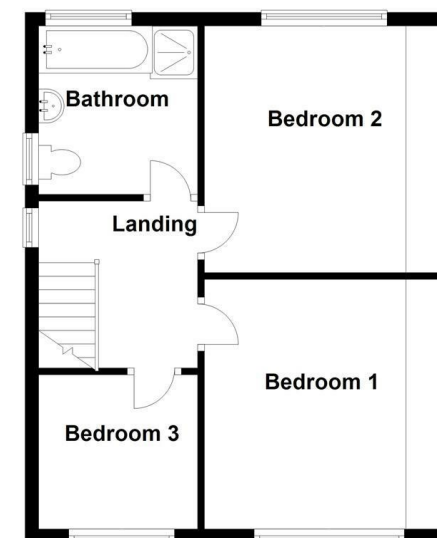
### ONLINE CONVEYANCING SERVICES:

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



First 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

