



15b Kings Head Road, Mirfield, WF14 9SJ  
£270,000

**bramleys**



This individually built 3 bedroomed detached property has been finished to a high specification with modern fixtures and fittings throughout and is neutrally decorated. Being handily placed for local amenities, schools and public transport services with the centre of Mirfield approximately ¼ mile away and having accommodation comprising: Entrance porch, entrance hall, cloakroom/wc, open plan lounge/diner, kitchen, bedroom 3 which would also make a great study, 2 first floor double bedrooms and a 4 piece bathroom. Externally there is a tarmac driveway providing off road parking and a low maintenance paved garden to the rear.



## GROUND FLOOR

A composite external door with side double glazed window gives access into the entrance porch.

### Entrance Porch

Having laminate flooring and an internal door accessing:-

### Inner Hallway

Having laminate flooring, a central heating radiator and built in cloaks cupboard.

### WC

Furnished with a contemporary 2 piece suite comprising marble bowl sink set to a marble pedestal with mixer tap, low flush wc, extractor fan, central heating radiator, laminate flooring and uPVC double glazed window.

### Lounge/Diner

18'9" x 13'1" (5.72 x 3.99)

This open plan room enjoys plenty of natural light and has a wall mounted pebble effect electric fire, a contemporary wooden staircase with glass and chrome balustrade leading to the first floor level, 4 wall light points, open access to the kitchen, 2 central heating radiators, ceiling coving and two uPVC double glazed windows.

### Kitchen

16'6" x 6'0" (5.03 x 1.83)

Fitted with a range of modern wall and base units with laminated working surfaces and tiled splashbacks. There is a stainless steel sink unit with side drainer, a 4 ring ceramic hob, built in electric oven, stainless steel extractor hood, integrated fridge and freezer, space and plumbing for an automatic washing machine, cupboard housing the central heating boiler, uPVC double glazed window and a Velux window offering additional light.

### Dining Room/Bedroom 3

13'0" x 7'5" (3.96 x 2.26)

Situated to the rear of the property and having a central heating radiator and uPVC double glazed window. This room can be utilised in a variety of different ways and would make a lovely home office.

## FIRST FLOOR

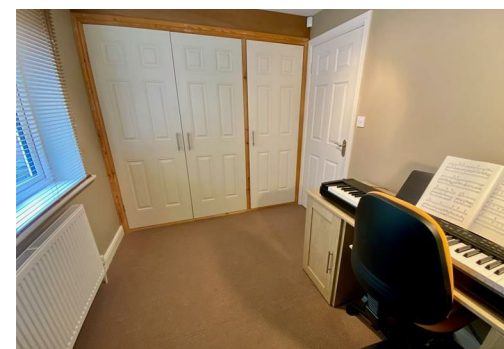
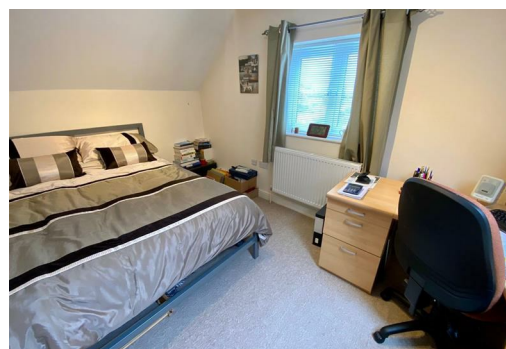
### Landing

Having a uPVC double glazed window.

### Bedroom 1

12'11" x 12'1" (3.94 x 3.68)

Being of double proportions and having a central heating radiator, uPVC double glazed window and a further Velux window.



## Bathroom

Having a 4 piece bathroom, fully tiled to the walls and floor and furnished with a contemporary white suite with complementary chrome fittings comprising panelled bath, low flush wc, walk in shower cubicle, pedestal wash hand basin, heated chrome towel rail, ceiling spotlights and Velux double glazed window.

## Bedroom 2

13'0" x 9'0" (3.96 x 2.74)

Having a central heating radiator, uPVC double glazed window and loft access point.

## OUTSIDE

There is a tarmacadam driveway providing off road parking for the subject property. The driveway also gives access to a property to the rear. There is a low maintenance paved and pebbled area.

## 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 in the direction of Dewsbury taking an immediate left turn into Knowl Road. Continue along as the road becomes Water Royd Lane and take a left hand turning into Kings Head Road where the property can be found on the left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

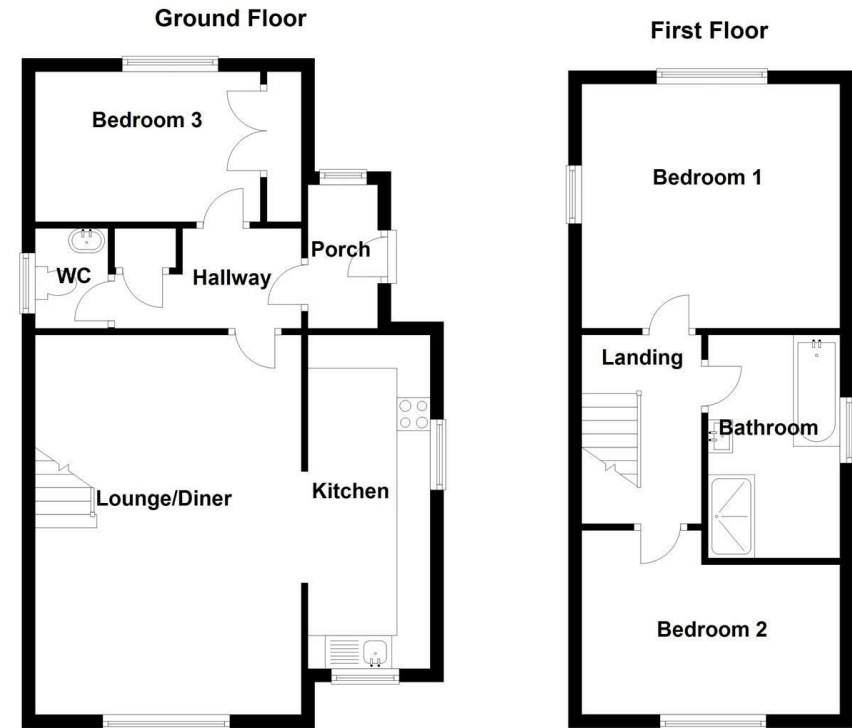
Band C

## 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.



## 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			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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