



17 Spinners Way, Mirfield, WF14 8PU

£480,000

**bramleys**

This well presented 4/5 bedroom detached family home enjoys an elevated position towards the head of the cul-de-sac and benefits from a pleasant open aspect to the front. Having a double width driveway and DOUBLE GARAGE and quality fixtures and fittings throughout. Being handily placed for the centre of Mirfield, within walking distance to sought after schools, amenities and train station with direct links to Leeds, Manchester and London. This lovely family home has a light and modern feel throughout with accommodation comprising: entrance hall, wc, large lounge with dual aspect windows, fitted breakfast kitchen with integrated appliances and granite worktops, dining room, study/bed 5, family bathroom and 4 bedrooms, 2 of which have en-suite facilities. The landscaped rear garden offers a great space to sit out and relax with modern decking and lawn.





## GROUND FLOOR:

### Entrance Hall

A composite entrance door gives access to a light and airy hallway which has solid Oak doors to the living accommodation. There is a central heating radiator, staircase rising to the first floor level and storage beneath.

### WC

With rear facing uPVC double glazed window, a central heated towel radiator, wc and wash basin, solid marble ledge and feature marble tiles, under floor heating.

### Lounge

17'4 x 16'7 (5.28m x 5.05m)

This impressive reception room is larger than average and enjoys plenty of natural light from the double glazed windows to the front and rear.

### Kitchen/Breakfast Room

18'1 x 9'6 (5.51m x 2.90m)

The kitchen has an extensive range of fitted base and wall units with granite worktop which creates a breakfast bar, under floor heating, stainless steel sink and mixer tap with drainage grooves chased directly into the granite worktop. Fitted appliances include double ovens, induction hob with extractor over, dishwasher, washing machine, dryer, space for an American style fridge freezer, wine fridge and microwave. LED kickboard lighting, inset lights to the ceiling and double glazed French doors open to the garden.

### Play Room

11'8 x 9'6 (3.56m x 2.90m)

Situated directly opposite the kitchen. The playroom, which could also be used as a dining room, has a front facing uPVC double glazed bay window and a central heating radiator.





### Study/5th Bedroom

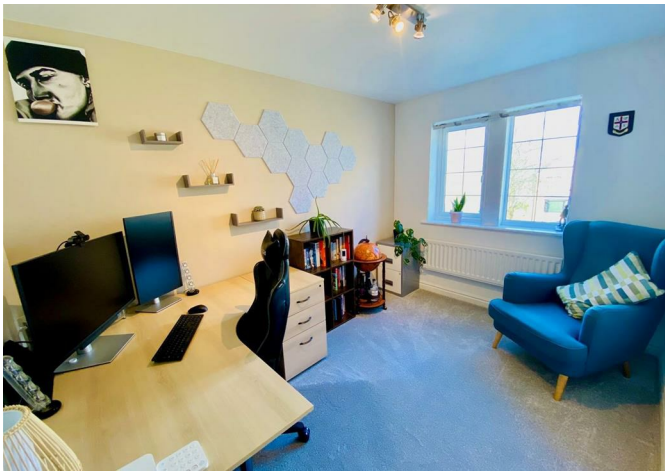
11'3 x 8'3 (3.43m x 2.51m)

This reception room is set up as a study but offers a variety of different uses as required. There is a central heating radiator and a uPVC double glazed window.

### FIRST FLOOR:

#### Landing

Having a side facing uPVC double glazed window over the staircase. The landing has a large storage cupboard. Solid Oak doors give access to the bedrooms and bathroom.



### Master Bedroom

16'0 x 11'5 (4.88m x 3.48m)

The first of the en-suite bedrooms is situated over the lounge, with two Velux windows and a central heating radiator.

### En-Suite Shower Room

Having tiled walls and a three piece suite comprising walk in shower, wc, wash hand basin, ladder style radiator and a uPVC double glazed window.

### Bedroom 2

11'9 x 11'4 (3.58m x 3.45m)

This 2nd double room has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### En-Suite Shower Room

Having tiled walls, chrome ladder style radiator and a suite comprising shower enclosure, wc and wash hand basin.

### Bedroom 3

9'8 x 9'7 (2.95m x 2.92m)

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



### Bedroom 4

9'9 x 7'9 (2.97m x 2.36m)

Currently used as a walk in wardrobe this bedroom has a central heating radiator and a uPVC double glazed window.

### Bathroom

This spacious bathroom has tiled walls, twin sinks, bath with shower attachment over, wc and a uPVC double glazed window.

### OUTSIDE:

To the front is a double width driveway which provides off road parking and leads to the attached double garage which measures 17'1 x 16'9. The garage has internal power and lighting and an additional store area to the side (accessed internally from the garage.) There is a strip of lawn to the right of the property and side entrance gate where access can be gained to the rear garden. You can also access the rear garden via the left hand side of the property. The south facing rear garden has been landscaped by the current owners with quality decking providing seating areas ideal for entertaining in the summer months. A lawn provides soft ground for younger children to play. Underneath the decking is a useful store area which offers space to house a hot tub if required.

### 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 Mirfield via Huddersfield Road in the direction of Huddersfield. Proceed through the traffic lights, at the second set of traffic lights in front of Speights Lighting shop turn left



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.

onto Newgate, follow this road round, over the bridge and take a right turn onto Marshall Street. At the top turn left into Spinners Way.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

Band F

**MORTGAGES:**

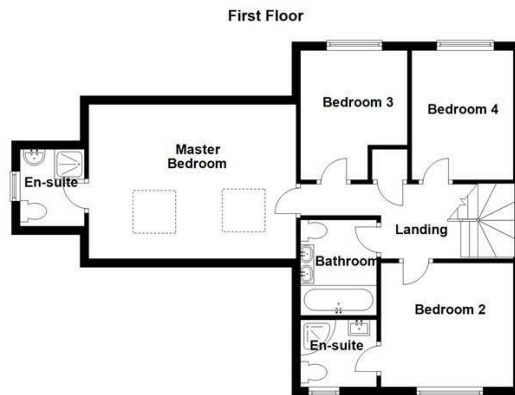
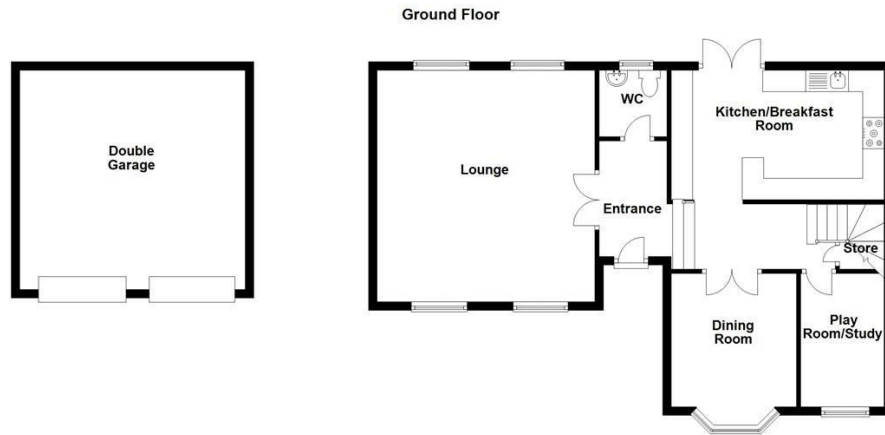
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale







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