



1 Huddersfield Road, Mirfield, WF14 9HP

£325,000

bramleys

INTERNAL VIEWING A MUST TO APPRECIATE THE LOVELY PRIVATE REAR GARDEN & OPEN ASPECT

This double fronted, detached property has been renovated and restored to a high standard throughout, offering split level accommodation which is ready to move straight into. Having further scope to convert the attic (subject to all consents) with plans drawn up. Having uPVC double glazing, gas fired central heating and accommodation comprising: large entrance hall, lounge with feature wood burning stove, fitted dining kitchen with granite work surfaces, modern three piece shower room, master bedroom with fitted wardrobes and a further double bedroom/dining room. At lower ground floor there is a large utility/wash room with external access and boiler cupboard, a further double bedroom, 3 piece bathroom and 3 useful cellar rooms/workshop which provide lots of additional storage. Outside there is a low maintenance garden to the front and lovely private lawned garden to rear which enjoys a pleasant open aspect. Also having 2 off road parking spaces and a large garden store. No Chain Involved.





GROUND FLOOR:

A uPVC entrance door gives access to the hallway.

Entrance Hall

This large hallway has laminate flooring, solid oak doors to the living accommodation, a central heating radiator, built in book shelf, decorative coving and access to the loft via a hatch.

Lounge

14'8 x 13'6 (4.47m x 4.11m)

A spacious reception room which has a chimney breast with feature mantle and wood burning stove, decorative ceiling coving and rose, oak flooring, a central heating radiator and uPVC double glazed bow window.

Dining Room/Bedroom

12'5 max x 12'9 (3.78m max x 3.89m)

This double room works as a second reception room and has ceiling coving and rose, laminate flooring, a central heating radiator and uPVC double glazed bow window.

Dining Kitchen

12'9 x 12'2 (3.89m x 3.71m)

Having a fitted oak kitchen comprising wall and base units with granite working surfaces over, stainless steel sink unit, dishwasher, integrated double oven, electric hob, a central heating radiator and uPVC double glazed window with views over the garden and beyond.

Side Porch

13'5 x 3'10 (4.09m x 1.17m)

Having tiled flooring, uPVC double glazing and entrance door to the front.





Master Bedroom

13'1 x 10'2 to robe doors (3.99m x 3.10m to robe doors)

Having built in wardrobes with oak fronted doors, laminate flooring, a central heating radiator and uPVC double glazed window which enjoys a pleasant open aspect to rear.

Shower Room

Having full tiling to the walls and floor and modern suite comprising large walk in shower, wc, wash hand basin, heated towel radiator and a uPVC double glazed window.

LOWER GROUND FLOOR:

Utility/Wash Room

11'9 x 9'7 (3.58m x 2.92m)

Having tiled flooring, plumbing for a washing machine space for a dryer and there is a sink unit with side drainer. Also having a central heating radiator, fitted cupboard with work surface, uPVC double glazed window and external stable door. The utility gives access to a large cupboard which houses the Glow Worm central heating boiler.

Bedroom

17'1 max x 12'5 (5.21m max x 3.78m)

A large double room which has laminate flooring, a central heating radiator and a uPVC double glazed bay window.

Bathroom

Having a 3 piece suite comprising bath with shower over, wc, pedestal wash hand basin, chrome ladder style radiator, extractor fan, tiled flooring and a uPVC double glazed window.



Cellar Room 1

13'6 x 6'3 (4.11m x 1.91m)

This useful store room/workshop has an interior light and access door to cellar 2 and cellar 3.

Cellar Room 2

13'9 x 13'1 (4.19m x 3.99m)

Having internal power and lighting.

Cellar Room 3

12'3 x 13'1 (3.73m x 3.99m)

Another useful storage room with light.

OUTSIDE:

The front and side of the property is paved and gravelled for easy maintenance. Access down the side leads to the rear garden which is a real sun trap and provides a lovely relaxing space to sit out and enjoy the pleasant open aspect. The garden is predominantly lawned with planted borders. There is a flagged patio, external water tap, garden shed and gravelled section with greenhouse. To the side is a gate which gives access to a gravelled driveway which provides off road parking and houses a large insulated store which has internal power. Also to the side is an area ideal for storing logs for the wood burner.

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 in the direction of Dewsbury, continue along the main road and



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.

just before the sign for Shepley Bridge on the right the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D.

MORTGAGES:

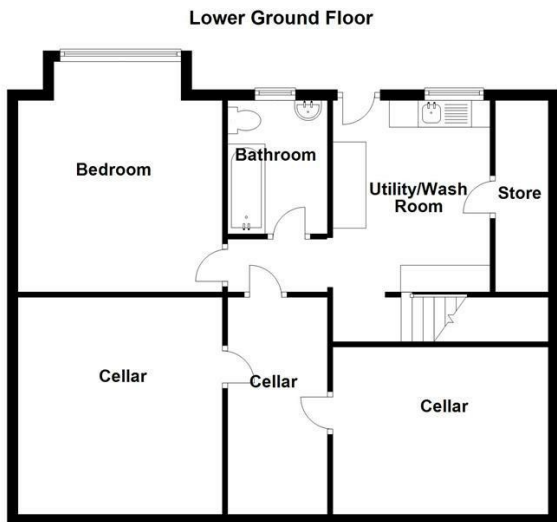
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

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







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		
(81-91) B		
(69-80) C	71	80
(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	