



8 Springfield Park, Mirfield, WF14 9PD

£275,000

bramleys

This 2 bedroom true bungalow has undergone an extensive renovation throughout including new central heating system, re-wiring, uPVC double glazing and re-plastering of walls and ceilings. The original layout has been altered and now provides a lovely open plan lounge/diner and fitted kitchen with integrated appliances. Also having a porch, 'L' shaped hallway, 2 double bedrooms and a modern 3 piece shower room. Externally there is ample off road parking for several vehicles to the front, single garage with electric door and landscaped garden to the rear. Offered for sale with no vendor chain and vacant possession. The property is situated within walking distance to the centre of Mirfield and all the amenities available there. An internal viewing is strongly encouraged to fully appreciate the quality of accommodation on offer.





GROUND FLOOR:

Entrance Porch

A uPVC entrance door gives access to a porch which provides space for shoe and coat storage.

Entrance Hall

An inner timber door from the porch leads into the 'L' shaped hallway which has solid Oak doors leading to the living accommodation and a central heating radiator. There is also access to the loft.

Kitchen Area

9'4 x 8'3 (2.84m x 2.51m)

This modern fitted kitchen has a range of wall and base units with working surfaces, integrated appliances include fridge and freezer, washer/dryer, gas hob with extractor hood over, oven and dishwasher. There is also a sink unit with mixer tap and a uPVC double glazed window.

Lounge Diner

18'1 x 11'8 (5.51m x 3.56m)

The lounge diner is open plan to the kitchen and has ample space for a sofa, armchair and dining table and chairs. There is a central heating radiator and a uPVC double glazed window.

Bedroom 1

11'6 x 11'8 max (3.51m x 3.56m max)

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

Bedroom 2

11'3 max x 8'5 (3.43m max x 2.57m)

A second double room with a central heating radiator and uPVC French doors which lead out onto the private rear garden.





Shower Room

A modern three piece suite comprising panelled walk in shower, wc, vanity sink with storage beneath, there is a further built in store cupboard, a ladder style radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a large tarmac driveway which provides off road parking for numerous vehicles. The garage to the side has an electric door to the front, internal power/lighting, rear glazed uPVC door and window. The rear garden has been landscaped with stone flagged patio accessed from the French doors and garage. Steps lead up to tiered flagged sections and there is a section of soft ground for planting. Herbaceous bushes to both sides and rear provide privacy and there is a sun room/garden store at the top of the garden.

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 Bramleys office via Huddersfield Road travelling in the direction of Dewsbury and take the first left hand turning onto Knowl Road. Continue along taking the first right hand turning onto Crowlees Road and after a short distance turn right onto Parker Lane. Take the right hand turning onto Springfield Park where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

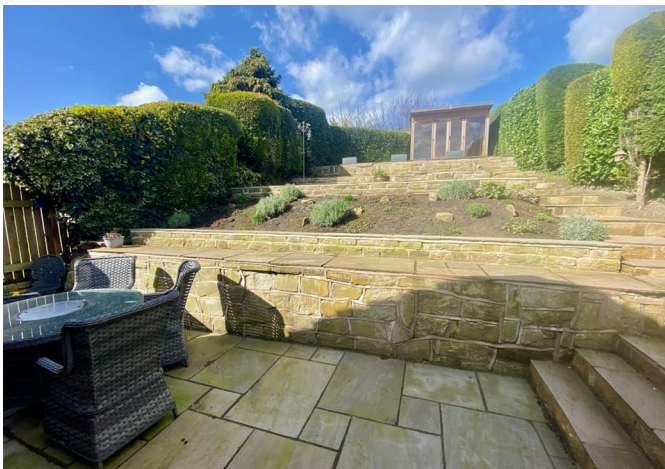
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MORTGAGES:

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.**

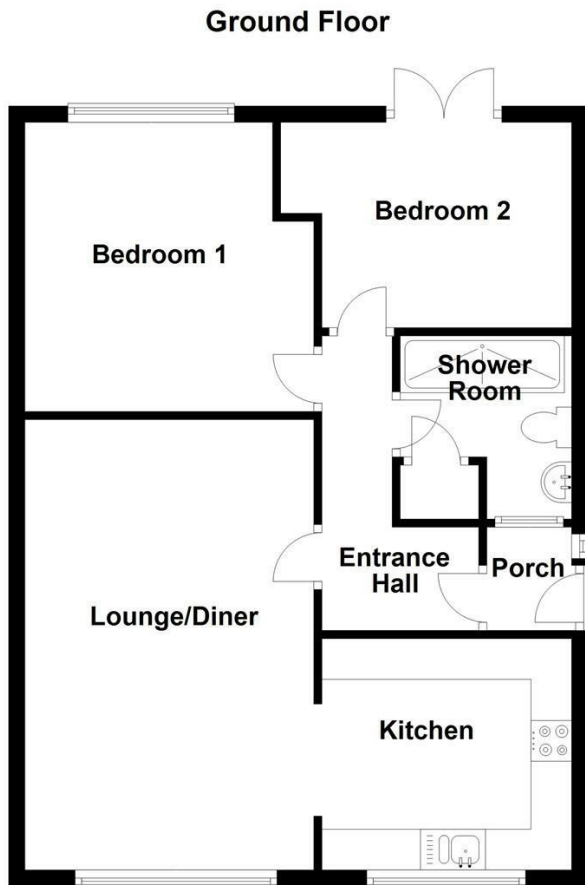
ONLINE CONVEYANCING SERVICES:

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

