

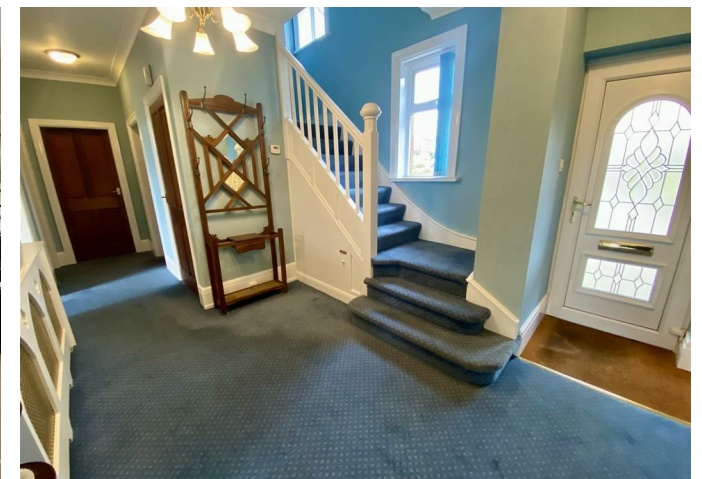


25 St Marys Walk, Mirfield, WF14 0QB

Offers Over £550,000

bramleys

Bramleys are delighted to welcome to the market this substantial 5 bedroom 1920s detached property. Set over 3 floors, offering versatile accommodation to suit the needs of the buyer. The property features include uPVC double glazing and a central heating system with a layout comprising: hallway, kitchen, utility room, dining room, office, lounge, W.C, 5 bedrooms and 2 bathrooms. There is a double garage, ample off road parking and beautiful gardens to the rear. An internal viewing is highly encouraged to appreciate the size of accommodation on offer





GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the hallway.

Hallway

This generous hallway has a staircase rising to the first floor, a useful storage cupboard and doors accessing the ground floor accommodation.

Kitchen

15'8 x 12'11 (4.78m x 3.94m)

Fitted with a range of matching base and wall units with solid oak doors, with granite working surfaces and upstands inset into which is a sink unit and food disposal unit. Further integrated appliances include, dishwasher, induction hob, integrated electric double oven, two integrated fridges and microwave. A door accesses the dining room and another door accesses the utility room along with a uPVC double glazed window overlooking the rear garden and a uPVC double glazed door accessing the rear.

Utility Room

13'8 x 4'8 (4.17m x 1.42m)

Fitted with base and wall units, with laminated working surfaces. There is stainless steel sink, space for a dryer, plumbing for an automatic washing machine and space for a fridge freezer. Having a uPVC double glazed window to the rear and a door accessing the garage.

Dining Room

16'8 x 11'6 (5.08m x 3.51m)

This well proportioned dining room having a built in display cabinet also features a bay with French doors accessing the rear of the property.

Lounge

16'11 x 13'10 (5.16m x 4.22m)

This welcoming lounge has a feature marble fireplace with an inset gas fire, a uPVC double glazed window to the side and a bay with uPVC French doors accessing the rear garden.





Office

10'5 x 10'1 (3.18m x 3.07m)

Having 2 uPVC double glazed windows to the front elevation and a central heating radiator.

W.C

Fitted with a 2 piece suite comprising low flush W.C and contemporary wash hand basin set to a glass pedestal. Marble shelf. This room is fully tiled and has a uPVC double glazed window to the front elevation.

FIRST FLOOR

Landing

Being generously sized and having uPVC double glazed windows to the front and side elevation. All of the first floor accommodation can be accessed from here, there is a useful cupboard and a staircase rising to the second floor.

Bedroom 1

14'4 x 14'2 (4.37m x 4.32m)

Situated to the rear of the property with windows to the rear and side elevation uninterrupted views across the Calder valley. There is an original feature fireplace with a wooden decorative surround.

Bedroom 2

14'4 x 13'0 (4.37m x 3.96m)

Another well proportioned room with uPVC double glazed windows to the rear and side allowing for ample natural light.

Office/Bedroom 5

7'5 x 7'1 (2.26m x 2.16m)

Currently used as an office with a uPVC double glazed window to the front of the property.

Bathroom

10'5 x 10'5 (3.18m x 3.18m)

Furnished with a 5 piece suite comprising, shower cubicle, bath, vanity wash hand basin, bidet and low flush W.C. Being fully tiled and having uPVC double glazed windows to the front and side elevation. There is a granite shelf.

SECOND FLOOR

Landing

Having doors accessing the second floor accommodation.

Bedroom 3

18'5 x 15'0 (5.61m x 4.57m)

This well proportioned room has ample fitted wardrobes to 2 alcoves and 2 uPVC double glazed dormer windows to the front and rear elevations. A freestanding desk and chest of draws that match the wardrobes are included. Original feature fire surround.

Bedroom 4

11'9 x 10'9 (3.58m x 3.28m)

A fourth bedroom of double proportions with fitted wardrobes and a uPVC double glazed window to the rear. Original fire surround.

Bathroom

7'3 x 7'0 (2.21m x 2.13m)

Being fully tiled and having a bath with shower over and glass shower screen, vanity wash hand basin with ample storage cupboard and an encased low flush W.C.

OUTSIDE

To the front of the property there is ample off road parking for several cars. The 18'7 x 16'3 garage can be accessed from here and has an electric door, power and light. The rear of the





TENURE:

Freehold

COUNCIL TAX 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 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.

property can be accessed from the side. The private rear garden is well stocked with mature hedging, trees and planted borders. The rear garden is predominantly laid to lawn and there is a pond, stairs lead to a generous patio area and the property can be accessed from here. Under the kitchen there is a useful under house storage area which is of a good size, with low ceiling height.

BOUNDARIES & OWNERSHIPS:

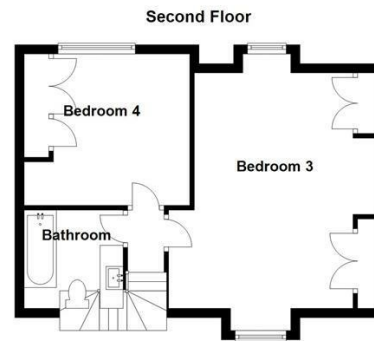
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Bramleys office in the direction of Dewsbury taking a left into Knowl Road and first right into Crowlees Road, continuing into Camm Lane. At the T junction turn left onto Dunbottle Lane and turn right into Flash Lane. Turn right again and first left into St. Mary's Walk where this property can be found.







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
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	