



20 The Embankment, Mirfield, WF14 8DW
Offers In The Region Of £240,000

bramleys

Positioned in an enviable position on the development is this 3 bedroom end town house. Renovated by the current vendors, this property features uPVC double glazing and has central heating system throughout with a layout that comprises: entrance vestibule, lounge, dining kitchen, conservatory, 3 first floor bedrooms and bathroom. Externally the property has off road parking for 3 vehicles, access to the side of the property can be gained from the front of the house where there is a seating area overlooking a pleasant open aspect and is ideal for relaxing in the summer month. The rear garden is low maintenance and is paved with mature borders. The property is ideally place for Mirfield town centre and all the amenities afforded there. An internal viewing is highly recommended.





GROUND FLOOR

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

Entrance Vestibule

Having a central heating radiator, a staircase rising to the first floor and a door accessing the lounge.

Lounge

13'7 x 12'8 (4.14m x 3.86m)

This well presented lounge has a feature living flame gas fire set within a decorative surround with timber lintel. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Dining Kitchen

15'9 x 10'6 (4.80m x 3.20m)

The kitchen area is fitted with a range of modern base and wall units with laminated working

surfaces and tiled splashbacks, inset into which is a stainless steel sinking unit with side drainer and mixer tap. There is a 4 ring gas hob with integrated oven beneath and space and plumbing for a washer and dishwasher. There is a window looking into the conservatory and the dining area has a central heating radiator. Timber and glazed French door open into the conservatory.

Conservatory

13'7 x 10'4 (4.14m x 3.15m)

A well proportioned conservatory with uPVC double glazed windows and French doors accessing the rear garden.

FIRST FLOOR

Landing

Having a useful storage cupboard, loft access point and doors accessing the first floor accommodation.





Bedroom 1

13'9 x 9'6 (4.19m x 2.90m)

Situated to the front of the property and having 2 uPVC double glazed windows and a central heating radiator.

Bedroom 2

9'0 x 8'8 (2.74m x 2.64m)

Having a uPVC double glazed window to the rear and a central heating radiator.

Bedroom 3

8'7 x 6'6 (2.62m x 1.98m)

Situated to the rear with a uPVC double glazed window and a central heating radiator.



Bathroom

Being tiled and fitted with a modern 3 piece suite comprising panelled bath with power shower over and glass shower screen, vanity wash hand basin and low flush W.C.

OUTSIDE

To the front of the property there are 3 off road parking spaces. A gate accesses the side of the property where there is a paved seating area with views of a beautiful open space surrounded by trees. The rear garden is low maintenance and is paved with mature planted borders.

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 via Huddersfield Road in the direction of Huddersfield proceeding through 2 sets of traffic lights and

turn right into Doctor Lane. Take the first right into The Embankment and then first right again where this 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.

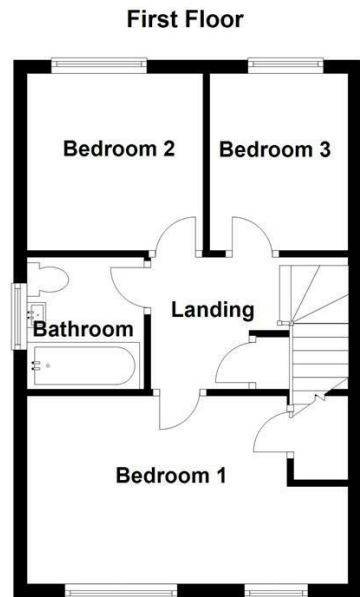
ONLINE CONVEYANCING SERVICES:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	84
(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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