



26 Lavender Court, Mirfield, WF14 0DZ

£399,950

**bramleys**



Bramleys are delighted to welcome to the market this 4 double bedroom property. Being built in recent years and still having the majority of the builders warranty, this property would make an ideal purchase for the growing family looking for a property that could be occupied with the minimum of expense. The property has features that include uPVC double glazing, central heating and alarm system with a layout comprising: entrance hallway, office, lounge, dining kitchen, utility room, 4 double bedrooms, en-suite to the master and bathroom. Externally there are gardens to front and rear, off road parking for 2 cars and a garage. The property has excellent commuter links and is close to well regarded schooling, Bramleys would highly recommend a viewing of this quality family home.









## GROUND FLOOR

Enter into the property via a composite and glazed door into the entrance hallway.

### Hallway

Having a cupboard and under stairs storage, a central heating radiator and doors accessing all of the ground floor accommodation. A staircase rises to the first floor.

### Office

8'4 x 6'8 (2.54m x 2.03m)

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

### Lounge

15'5 x 12'7 (4.70m x 3.84m)

The is well proported light room has uPVC double glazed windows to the front and side elevations and there is a central heating radiator. Double timber doors access the dining kitchen.



## Uitlity/WC

6'8 x 5'4 (2.03m x 1.63m)

Fitted with base units and laminated working surfaces inset into which is a sink, there is space and plumbing for an automatic washer and a low flush W.C.

## Kitchen/Diner

26'5 x 10'5 (8.05m x 3.18m)

This generous sized room has uPVC double glazed French doors and window overlooking the rear garden. The kitchen area is fitted with a range of matching base and wall units with laminated working surfaces and upstands. There is an inset 1 1/2 bowl sink unit with side drainer and mixer tap, a 5 ring gas hob, double oven, integrated dishwasher, extractor fan and a cupboard housing the central heating boiler. To the plinths there is spot lighting, under counter lighting and ceiling spotlights.

## FIRST FLOOR





### Landing

Having a loft access point, an airing cupboard and doors accessing all of the accommodation.

### Bedroom 1

12'6 x 12'3 (3.81m x 3.73m)

Having fitted robes to one wall, the master bedroom has ample natural light from 2 uPVC double glazed windows, there's a central heating radiator and a door accessing the en-suite.

### En-Suite

Fitted with a 3 piece suite comprising a shower, wall mounted hand basin and low flush W.C. Being part tiled to the walls, having a radiator and a uPVC double glazed window.



### Bedroom 2

10'0 x 13'6 (3.05m x 4.11m)

Situated to the front of the property this good sized bedroom has a central heating radiator and a uPVC double glazed window.

### Bedroom 3

9'0 x 12'7 (2.74m x 3.84m )

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

### Bedroom 4

11'2 x 10'1 (3.40m x 3.07m )

A 4th bedroom of double proportions with a uPVC double glazed window to the rear and a central heating radiator.



### Bathroom

Being fully tiled with feature tiling to one wall. The bathroom is fitted with a 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W.C.

There's a uPVC double glazed window to the rear and a central heating radiator.

### OUTSIDE

To the front of the property there is a lawned garden and paved path which leads to the front door and also has gated access to the rear garden. The rear garden is walled and fenced and is mainly laid to lawn with a paved patio making this an ideal place for relaxation and a safe and secure place for children to play. A path leads to a personal door to the garage and further to a gate that accesses the drive. The drive has parking for 2 vehicles, the garage has an up and over door and a electric charging point and power and lighting.

### 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 and take the first left hand turning onto Knowl Road. Continue up this road which in turn becomes Water Royd Lane and then Old Bank Road. At the end of this road turn left onto Sunny Bank Road and continue to the traffic lights. Turn left at the lights onto Leeds Road. Turn left onto Summers Drive and then right onto Lavender Court.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band E





### **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.









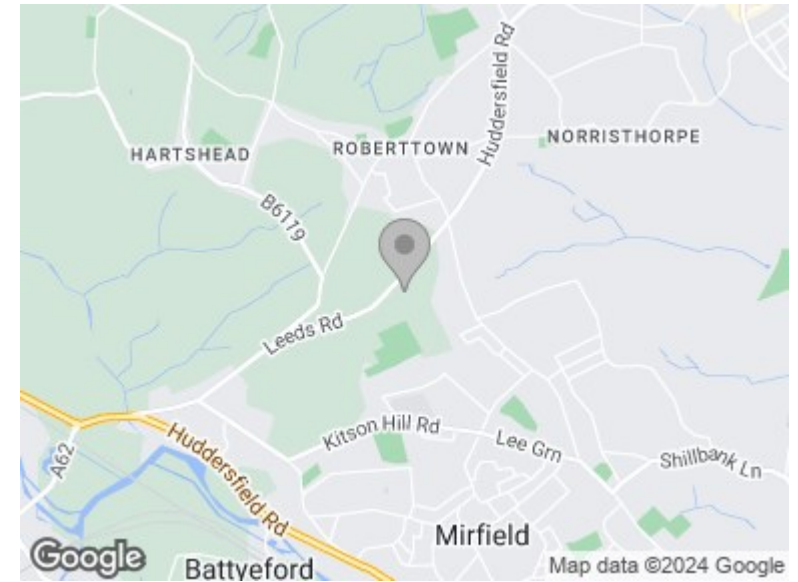


Approximate total area<sup>(1)</sup>  
 1268.45 ft<sup>2</sup>  
 117.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

