



40 Greenside Estate, Mirfield, WF14 0BA  
Offers Over £170,000

**bramleys**





This 3 bedroom townhouse has undergone a programme of refurbishment and renovation including re-decoration and new carpeting. Being offered for sale with no vendor chain and vacant possession. Being of interest to first time buyers and young families and having accommodation comprising: entrance hall, lounge, kitchen, wc, 3 bedrooms and bathroom. Outside there is a gated driveway to the front and good size garden to rear. Enjoying a cel-de-sac location and convenient for amenities and schools.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance which has a staircase rising to the first floor level.

### Lounge

16'3 x 11'4 (4.95m x 3.45m)

This spacious reception room has oak flooring, a fireplace surround with electric fire and a uPVC double glazed window.

### Kitchen

12'11 x 8'10 (3.94m x 2.69m)

The kitchen has a range of wall and base units with working surfaces over, sink unit, integrated oven and electric hob with integrated extractor over. There is a cupboard housing the central heating boiler, laminate flooring, central heating radiator and a uPVC double glazed window.

### Rear Entrance Vestibule

Having a useful understair store and rear external uPVC door.

### WC

Having a ground floor WC.

## FIRST FLOOR:

### Landing

The landing has access to the loft which provides additional storage.

### Bedroom 1

12'7 x 11'8 (3.84m x 3.56m)

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

### Bedroom 2

13'1 x 7'11 (3.99m x 2.41m)

Another double room which has a central heating and a uPVC double glazed window.

### Bedroom 3

9'7 x 7'5 (2.92m x 2.26m)

A comfortable single bedroom which has a central heating radiator and a uPVC double glazed window.

### Bathroom

Have full tiling to the walls and a three piece suite comprising bath with mixer tap shower attachment, wc, hand wash basin, chrome ladder style radiator and a uPVC double glazed window.



### OUTSIDE:

To the front is a gated driveway which provides off road parking. To the rear is a flagged patio garden with garden shed.

### 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 travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Continue along this road as it becomes Water Royd Lane and in turn Old Bank Road and at the end of the road turn right onto Sunny Bank Road. Sunny Bank Road leads onto Greenside Road. After a short distance turn right onto Greenside Estate where the property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band A

### MORTGAGES:

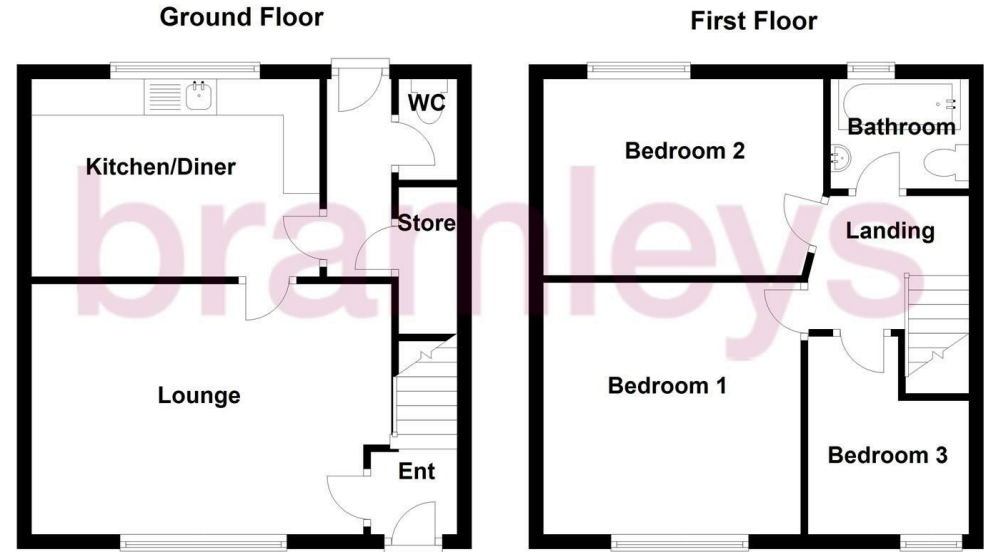
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

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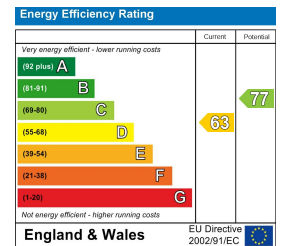


#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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