



6 Moor Top, Mirfield, WF14 9DT  
£305,000

**bramleys**



Situated in a pleasant locality is this superb 3 bedroom detached bungalow. Offered for sale with no vendor chain the bungalow has uPVC double glazing and gas central heating throughout with a layout comprising: entrance hallway, kitchen, lounge/diner, conservatory, 3 bedrooms, en-suite and bathroom. Externally there are superb well kept gardens to the front and rear along with a driveway and a garage. Handily placed for the public transport network and the m62 motorway network is only a short distance away. An internal viewing is highly recommended to fully appreciate quiet position of this wonderful property.



## GROUND FLOOR

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

### Entrance Hallway

The entrance hallway has a walk in cupboard which houses the boiler and has a uPVC double glazed window to the front. There is further cupboard storage and a doors accessing the kitchen and lounge

### Kitchen

11'1 x 8'2 (3.38m x 2.49m)

Fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a 1 1/2 bowl sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob, electric oven, microwave and there is space for a n automatic washing machine. There is a uPVC double glazed window to the front elevation.

### Lounge/Diner

20'0 x 10'4 (6.10m x 3.15m)

Having a uPVC double glazed window overlooking the rear garden, this well proportioned room has wall light points and a gas fire set to a decorative stone surround with a timber mantel. Sliding patio doors access the conservatory and a door accesses the inner hallway.

### Conservatory

13'8 x 10.3 (4.17m x 3.05m.0.91m)

uPVC double glazed French doors access the rear garden and views over the garden can be enjoyed from this splendid addition the existing accommodation.

### Inner Hall

Doors access the bedrooms and bathroom.

### Bedroom 1

11'5 x 10'4

Situated to the rear of the property having fitted robes to one wall and a uPVC double glazed window. A door accesses the en-suite shower room.

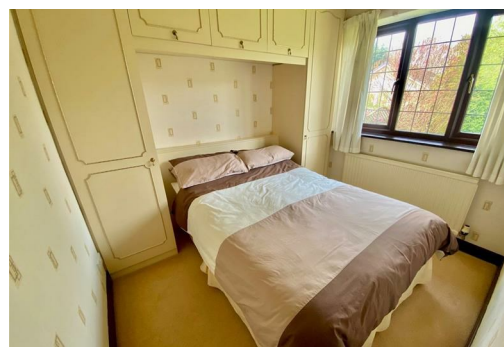
### En-Suite Shower Room

Fitted with 3 piece suite comprising shower cubicle with glass shower screen, vanity wash hand basin and low flush W,C.

### Bedroom 2

11'5 x 9'1 (3.48m x 2.77m)

A double sized bedroom with fitted robes, having a uPVC double glazed window to the front overlooking the garden.



### Bedroom 3

9'1 x 7'4 (2.77m x 2.24m )

Also to the front of the property with fitted robes and a uPVC double glazed window.

### Bathroom

Being fully tiled and fitted with a 3 piece coloured suite comprising bath, pedestal wash hand basin and low flush W.C.

### OUTSIDE

To the front of the property is a lawned garden with mature planted borders, a paved path leads to the front door. A tarmac drive allows parking for several vehicles and leads to the garage which has an up and over door, power and light. The superb rear garden has a lawn with planted borders and is fenced. There is a patio area which would make a pleasant area to relax in the summer months.

### 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 Bramley via Huddersfield Road in the direction of Huddersfield, after a short distance take the fork right into Stocks Bank Road passing Nab Lane on the right and the College of the Resurrection on the left. Turn right into Kitson Hill Road and Moor Top can be found as a turning on the right after a short distance.

### TENURE:

FREEHOLD

### COUNCIL TAX BAND:

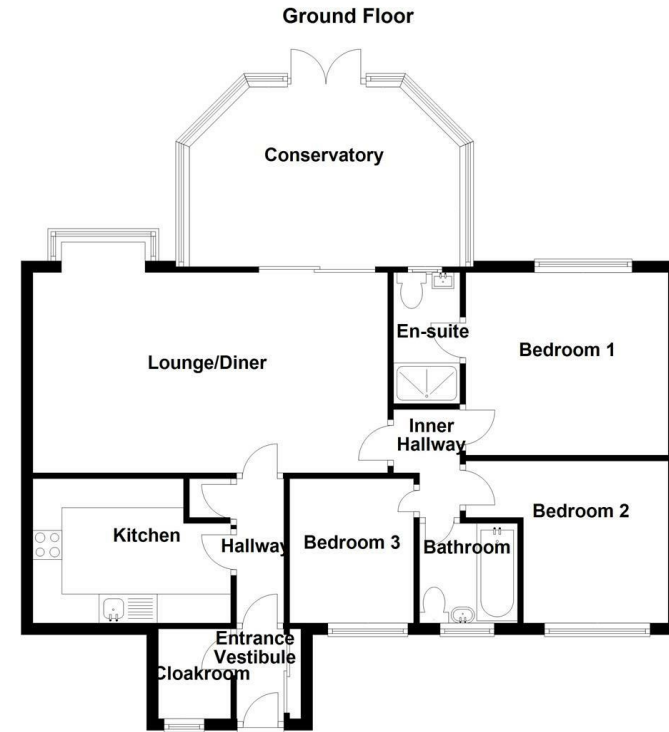
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### MORTGAGES:

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

