



33 Slipper Lane, Mirfield, WF14 0HE  
£200,000

bramleys





This 3 bedroom semi-detached family home is offered for sale with no vendor chain and vacant possession. The standout feature of this property being the stunning far-reaching views that can be enjoyed over the larger than average garden. Whether you have a green thumb or simply enjoy outdoor relaxation, this garden offers endless possibilities. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms (2 doubles 1 single) and bathroom. While the property requires refurbishment, this presents a fantastic opportunity for the new owner to modernise to their own taste and style. Ideally placed for schools and amenities nearby.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall.

### Lounge

11'0 x 10'11 (3.35m x 3.33m)

The lounge has a tiled fireplace surround with gas fire, a central heating radiator and a uPVC double glazed window.

### Dining Room

9'3 x 8'5 (2.82m x 2.57m)

The dining room has a modern Worcester Bosch central heating boiler, sliding doors into the lounge and a central heating radiator.

### Kitchen

8'4 x 8'2 (2.54m x 2.49m)

Having a range of wall and base units with working surfaces over, sink unit and side drainer, integrated fridge, gas cooker point, plumbing for washing machine, serving hatch, uPVC double glazed window and side external door.

## FIRST FLOOR:

### Landing

The landing has a built in airing cupboard and access to the loft via a pull down ladder. There is also a uPVC double glazed window to the side.

### Bedroom 1

11'3 x 10'11 max (3.43m x 3.33m max)

Having fitted robes with matching bedside tables and drawers and a uPVC double glazed bay window.

### Bedroom 2

10'10 x 10'2 (3.30m x 3.10m)

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

### Bedroom 3

6'10 x 6'10 (2.08m x 2.08m)

Having a small bulkhead, a central heating radiator and a uPVC double glazed window.

### Shower Room

The shower room has a tiled floor, shower cubicle, wc, pedestal wash hand basin, chrome ladder style radiator and a uPVC double glazed window.



### OUTSIDE:

To the front is a garden area with side driveway which provides off road parking and there is a side store external store under the staircase. The garage 17'8 x 8'0 has timber double doors to the front, internal power and lighting. The larger than average lawned garden to the rear is a great space for a growing family to enjoy with mature planted borders and view beyond. There is also an external water tap to rear.

### 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 Mirfield via Huddersfield Road in the direction of Dewsbury. Turn left into Knowl Road which then becomes Water Royd Lane, at the crossroads with the Savile Arms P.H take a left hand turning into Kitson Hill Road. Continue past Mirfield Free Grammar school and take the first right into Slipper Lane where the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

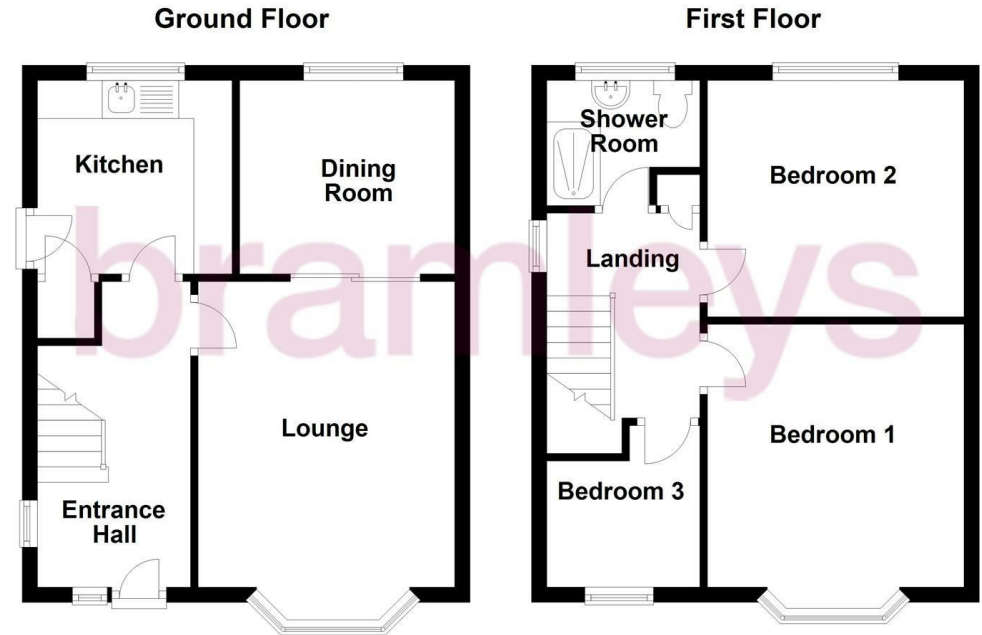
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### MORTGAGES:

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**

