



6 Westfield Court, Mirfield, WF14 9PT

£700,000

bramleys



This stunning detached family home has been extended and renovated to a high standard and needs to be viewed internally to fully appreciate the quality of accommodation that this property has to offer. Situated in a sought after area of Mirfield, this executive home offers quality fixtures and fittings throughout and is tastefully decorated to a high standard. The accommodation layout comprises: entrance hallway, lounge, office/bedroom 5, open plan living kitchen diner with bi-fold doors, utility room, ground floor W.C, 4 first floor bedrooms, bedroom 2 having en-suite facilities and the master suite offering an en suite and walk in wardrobe and house bathroom. Externally there is off road parking and landscaped gardens to the front and rear. Handily placed for schools and the centre of Mirfield and all the required amenities including the train station with direct links to Leeds, Manchester and London.



GROUND FLOOR

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

Entrance Hallway

This superb entrance hallway has ample natural light from the floor to ceiling glazing on the front elevation. There is Invictus LVT flooring throughout the hall and a central heating radiator. Doors access the ground floor accommodation and there is a useful storage cupboard and a staircase rising to the first floor.

Lounge

15'9 x 11'2 (4.80m x 3.40m)

This well-presented lounge has an inset contemporary electric fire and built in shelving to the alcoves. There is a central heating radiator, remote control blinds and a uPVC double glazed window overlooking the front garden.

Kitchen

23'9 x 22'9 (7.24m x 6.93m)

This room is truly the heart of the home and has been extended with bi-fold doors opening on to the rear garden. Having an extensive range of handleless base and wall units which provide ample storage and also conceal integrated appliances which include a full-size fridge, full-size freezer and dishwasher. Visible appliances include 2 ovens, microwave and warming drawer, wine cooler, 5 ring induction hob set to the island with concealed extractor fan over and also inset sink with instant hot water tap. The island allows seating for 6 people. To dining area there is a floor to ceiling uPVC double glazed window and a central heating radiator. The living area is of a good size and there is a tv point and a central heating radiator. This exceptional room has Invictus LVT flooring throughout, ceiling spotlights and built in music system with ceiling speakers, making this a wonderful place for relaxation or for entertaining.

Utility Room

16'6 x 9'0 (5.03m x 2.74m)

The utility room has a range of base units with timber work surfaces over and upstands, there is an integrated sink with mixer tap, integrated washer and an integrated dryer. This room has the additional benefit of a dog shower which is tiled. A door accesses a larger than average storage cupboard and there is a central heating radiator and uPVC double glazed window to the rear elevation. A uPVC door accesses the rear and a further door accesses the rear garden.

W.C

Being fitted with a 2 piece suite comprising a low flush W.C and wash hand basin set in a vanity unit. Being part aqua panelled and having a central heating radiator.

Office

13'0 x 8'4 (3.96m x 2.54m)

This room is currently used as an office but has a variety of uses which may include a 5th bedroom or playroom. Having a central heating radiator and a uPVC double glazed window to the front of the property.

FIRST FLOOR

Landing

To the stairs there is timber and glazed balustrading. This good sized landing has a storage cupboard and doors accessing the first floor accommodation.

Master Suite

22'1 x 10'0 (6.73m x 3.05m)

This master suite is well proportioned and has a corridor leading to the walk in robe and en-suite shower room. The bedroom itself has ample natural light from uPVC double glazed windows to both the front and rear and has a central heating radiator.

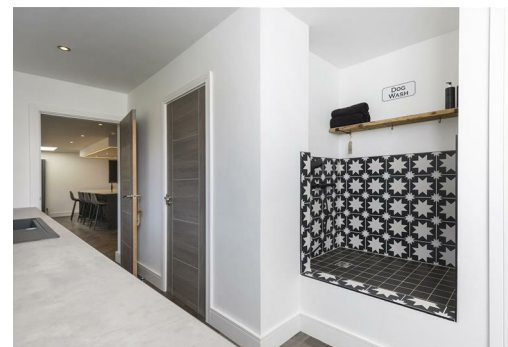
Dressing Room

9'3 x 9'0 (2.82m x 2.74m)

The walk in robe is of a good size accessed via sliding doors and could be easily fitted out to suit individual needs.

En-Suite Shower Room

The en-suite is aqua panelled and fitted with a 3 piece suite comprising a walk in shower, a vanity wash hand basin and low flush W.C. Having a central heating radiator and a uPVC double glazed window.



Bedroom 2

19'2 max 15'6 max (5.84m max 4.72m max)

This second bedroom is generously proportioned with a uPVC doubled glazed window overlooking the rear garden and has a central heating radiator. A door accesses an en-suite shower room.

En- Suite Shower Room

Having a shower cubicle, vanity wash hand basin and low flush W.C and has aqua panelling and a central heating radiator.

Bedroom 3

14'0 x 12'8 (4.27m x 3.86m)

Another wonderfully sized bedroom situated to the front of the property having a uPVC double glazed window and a central heating radiator.

Bedroom 4

15'9 x 11'3 (4.80m x 3.43m)

A fourth double bedroom having fitted robes, a uPVC double glazed window and a central heating radiator.

Bathroom

The family bathroom has aqua panelling to all walls and is fitted with a bath with shower over and glass panelled shower screen, vanity wash hand basin and encased low flush W.C. There is a central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property there is a tarmac driveway which allows parking for a number of vehicles, this leads to the garage which has an electric door and also has power and light. The front garden is lawned with dwarf hedging. Gated access to the side of the property gives access to the bin store and a storage shed. A path leads to the rear of the property where there are 2 patio areas, one of which has a generously sized pagoda constructed from treated softwood and could house a hot tub or be used as an outdoor kitchen or entertaining space. The rear garden is private and also has a good sized lawned area making this a wonderful, safe and secure area for children to play or 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 Bramleys office via Huddersfield Road in the direction Dewsbury turning left into Knowl Road and taking the first right into Crowlees Road. Turn left into Westfield Road and second left into Westfield 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.



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			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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