



48. Water Royd Avenue, Mirfield, WF14 9LT  
£229,950

bramleys





Offered for sale with no vendor chain in this much sought after area is this 2 bedroom semi detached property with recently fitted modern kitchen. Features include uPVC double glazing and gas fired central heating with a layout comprising: entrance hall, lounge, kitchen, 2 bedrooms, conservatory and wet room. Externally there are well kept gardens to the front and rear with a driveway and detached garage. The owner informs us that the property was rewired and new consumer unit fitted approximately 7 years ago. An internal viewing comes highly recommended and the locality and proximity to amenities can be appreciated.









## GROUND FLOOR

Enter the property via a uPVC exterior door into the hallway.

### Entrance Hallway

Having a useful storage cupboard, loft access point, a central heating radiator and doors accessing all of the accommodation.

### Lounge

15'1 x 11'9 (4.60m x 3.58m)

A well proportioned lounge having a large uPVC double glazed window overlooking the front garden, a uPVC double glazed window to the side elevation and a central heating radiator. The main focal point of the room is an electric fire set to a decorative surround with back and hearth.



### Kitchen

10'3 x 8'6 (3.12m x 2.59m)

This newly fitted kitchen has a range of base and wall units with laminated working surfaces and upstands, inset into which is a sink unit with side drainer and mixer tap. There is space for a cooker, plumbing for a washing machine and under counter space. There is a uPVC double glazed window to the side and a door accessing the porch.

### Rear Porch

10'3 x 8'6 (3.12m x 2.59m)

Having windows overlooking the rear garden and a door accessing the rear.

### Bedroom 1

12'3 x 11'9 (3.73m x 3.58m)

Situated to the front of the property and fitted with a wealth of wardrobes allowing for ample hanging and storage space. There is a uPVC double glazed window and a central heating radiator.







### Bedroom 2

11'6 x 8'8 (3.51m x 2.64m)

A second bedroom of double proportions currently used as a dining room. There is a central heating radiator and sliding patio doors accessing the conservatory.

### Conservatory

9'6 x 7'3 (2.90m x 2.21m)

A wonderful addition to the home with views over the rear garden, there are uPVC double glazed windows and an exterior door accessing the rear.

### Wet Room

Fitted with a 3 piece suite comprising a shower, pedestal wash hand basin and low flush W.C. Having a uPVC double glazed window to rear and a radiator.

### OUTSIDE

This superb front garden is well stocked with mature borders and is mainly laid to lawn. To the side there's a tar-macadam drive which allows parking for a number of vehicles and leads to the garage which has double timber doors, power and light. The rear garden takes full advantage of the sun, is lawned and has mature planted borders.

### 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 in the direction of Dewsbury turning left into Knowl Road and continue into Water Royd Lane. At the Zion Baptist Church turn right into Water Royd Avenue

and this property can be found after a short distance on the left.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### 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.



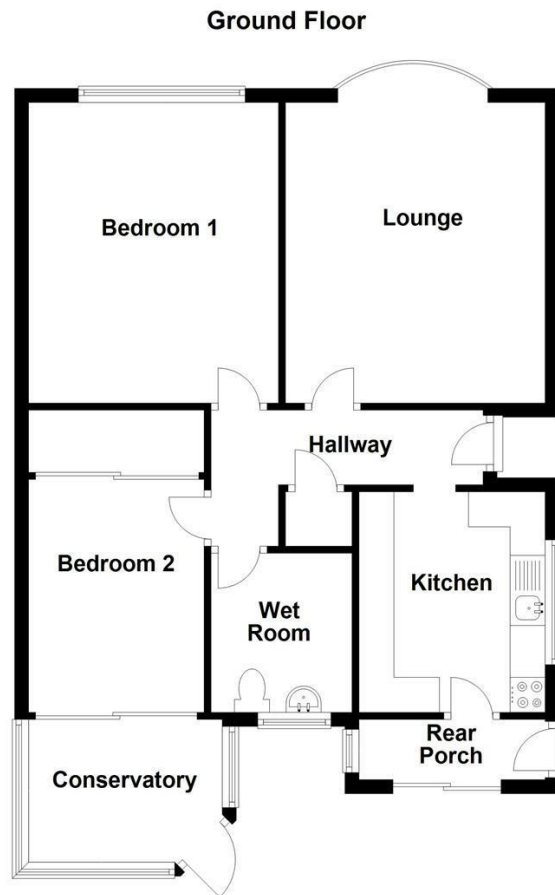












#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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