



17 Radley Court, Mirfield, WF14 9FD

£210,000

**bramleys**

This modern 2 bedroomed, 3 storey mews style property is set within this gated development built by award winning builder Darren Smith Homes. Finished to a high specification with quality fixtures and fittings and having recently undergone a programme of re-decoration throughout. Having a contemporary feel with fitted kitchen and integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, energy efficient double glazing, first floor balcony, internal media system with built in speakers, mobile telephone entry, sprinkler system, security alarm and allocated off road parking. An ideal purchase for the professional couple or those wanting a 'lock up and leave'. The property has good access to the M62 motorway network and is situated just over a mile from the centre of Mirfield with all the amenities afforded there along with the train station with direct links to Leeds, Manchester and London.

**\*\*NO VENDOR CHAIN\*\***





## GROUND FLOOR

A composite entrance door gives access to the entrance hall.

### Entrance Hall

Having tiled flooring with under floor heating, feature oak staircase with storage beneath, glass balustrade and inset lighting.

### Bedroom 2

13'7 x 7'7 (4.14m x 2.31m)

This ground floor bedroom has tiled flooring with under floor heating, a full length double glazed window and built in wardrobes with mirrored doors and sensor light also provides hanging, shelving and drawer space.

### Shower Room

Having tiling to both the walls and floor and furnished with a luxurious Villeroy and Boch suite with complementary chrome fittings comprising walk-in shower, low flush wc with



concealed cistern and vanity wash hand basin with storage beneath. There is sensor lighting, ceiling spotlights and a chrome ladder style heated towel radiator.

## FIRST FLOOR

### Open Plan Lounge/ Kitchen

14'9 x 11'3 (4.50m x 3.43m)

The kitchen is fitted with quality wall and base units with granite working surfaces. Integrated appliances include a Siemens electric fan oven and induction hob, dishwasher, refrigerator and microwave. The living area has vinyl flooring. and bi folding doors which lead to a balcony area. An oak and glass staircase with inset lighting rises to the second floor.

## SECOND FLOOR

### Landing

A sliding door gives access to the master bedroom.





### Bedroom 1

11'3 x 10'4 max (3.43m x 3.15m max)

The master bedroom has a Velux window with remote control blind, 2 uPVC double glazed windows, built in wardrobes with sensor light and a cupboard housing the Vaillant central heating boiler. There is also access to the loft via a pull down ladder. The loft has an interior light and provides useful additional storage.

### En- Suite

Having tiling to both the walls and floor and a Villeroy and Boch suite comprising vanity wash hand basin with storage beneath, low flush wc and walk in shower with glass shower screen. There is a wall mounted bathroom cabinet with sensor lighting, ceiling spotlights and a chrome ladder style heated towel radiator.

### OUTSIDE

The property has an allocated parking space to the front together with visitor parking. There are communal low maintenance gardens and bin store within the gated development.

### Service Charges

An annual service charge is payable of approximately £315 for the courtyard garden and maintenance of the electric gates.

### 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 our Mirfield office via Huddersfield Road travelling in the direction of Huddersfield. Continue for approximately half a mile and turn right onto Stocks Bank Road. Take another right turn onto Kitson Hill Road where the development can be found immediately on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band B

### MORTGAGES:

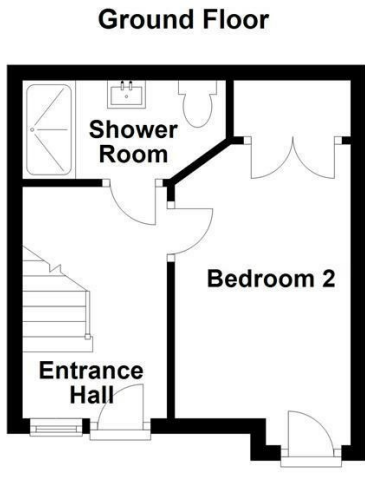
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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>			<b>91</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	