



21 Springfield Park, Mirfield, WF14 9PD  
£350,000

bramleys

This deceptive detached family home enjoys a lovely private south facing garden to rear and is much larger than it would first appear from its exterior. Being handily placed within walking distance to local amenities and the sought after Crowlees Junior and Infant School. The flexible living accommodation currently comprises:- entrance porch, dining kitchen, lounge, dining room, sitting room, guest room that could be utilised as a study or playroom, ground floor double bedroom, conservatory, inner hallway and bathroom. To the first floor there are 2 double bedrooms, a walk-in dressing room, shower room and large store room which could be converted into further living space if required, plus a smaller store room.

Providing uPVC double glazing and gas fired central heating, externally the property also has ample off road parking available for 3 vehicles with 2 separate driveways, an electric car charging point and single garage.

An early viewing is highly recommended to appreciate the size, position and further potential that this property has to offer.

Energy Rating: D





## GROUND FLOOR:

Enter through an external composite door into:-

### Entrance Porch

With a tiled floor, useful storage cupboard and a central heating boiler. A further door leads into:-

### Dining Kitchen

24'8" x 10'9" (7.52m x 3.28m)

Fitted with an extensive range of wall and base units with concealed lighting and complementary working surfaces finished in Quartz White Starlight. There is an integrated electric double oven, 5 ring gas hob with stainless steel extractor hood over, plumbing for a dishwasher, island unit with storage beneath, space for a tall fridge freezer, ceramic 1½ bowl sink unit with mixer tap, solid oak floor, a contemporary style radiator, a uPVC double glazed window to the side elevation and sliding patio doors giving access to the rear garden.

### Lounge

19'1" x 11'1" (5.82m x 3.38m)

A spacious reception room with 2 central heating radiators and 2 large uPVC double glazed windows.

### Dining Room/Play Room

8'8" x 10'5" (2.64m x 3.18m)

Currently used as a playroom with a central heating radiator, ceiling coving and being open plan to the sitting room and lounge.

### Sitting Room/Office

7'4" x 10'0" (2.24m x 3.05m)

Currently used as an office, having a central heating radiator and uPVC double glazed window.



### Inner Hallway

Having a central heating radiator, staircase rising to the first floor with under-stair storage and a uPVC double glazed window.

### Bedroom 3

10'10" x 9'8" (3.30m x 2.95m)

Having a central heating radiator and a uPVC double glazed window.

### Bathroom

Having a modern 3 piece bathroom suite and benefitting from underfloor heating.

### Office/Bedroom 4

9'10" x 8'6" (3.00m x 2.59m)

Could be used as an additional guest room or playroom. Having a central heating radiator and timber and glazed doors accessing the conservatory.

### Conservatory

8'10" x 10'1" (2.69m x 3.07m)

Being of sealed unit double glazed construction with a fully tiled floor and a set of French doors which lead out onto the rear garden.

### FIRST FLOOR:

#### Landing

Having overhead storage above the staircase. A door gives access to a walk-in dressing room.

#### Walk-in Dressing Room

5'3" x 4'4" (1.60m x 1.32m)

With internal light and a further door which leads to a large store room.

#### Bedroom 1

11'10" x 14'4" (3.61m x 4.37m)

Having 4 door built-in wardrobes with storage above, matching dressing table, uPVC double glazed window and a central heating radiator.

#### Bedroom 2

10'6" x 12'0" (3.20m x 3.66m)

Positioned to the rear of the property, having built-in wardrobes, a central heating radiator and uPVC double glazed window.

### Shower Room

Fully tiled to the walls and floor and furnished with a 3 piece suite in white comprising low flush WC, vanity sink unit with storage beneath and shower cubicle. There is a central heating radiator and a uPVC double glazed window.

### Store Room 1

26'7" x 8'11" max / 6'4" min (8.10m x 2.72m max / 1.93m min)

Accessed from the walk-in dressing room on the landing. This space offers the potential to create further living space (subject to any necessary building/planning consents) and gives access to another store room. Please note, this room goes into the eaves, so there is restricted head height.

### Store Room 2

9'6" x 6'8" (2.90m x 2.03m)

Offering potential to be utilised as additional storage for the main house, or as a walk-in wardrobe for bedroom 2. Please note, this room goes into the eaves and therefore there is restricted head height.

### OUTSIDE:

To the front of the property, there is a lawned garden with flowerbed and shrub borders. In addition a block paved driveway provides off road parking for 2 vehicles and leads to the attached single garage which has an up and over door. There is an additional off road parking space by way of a tarmac driveway to the left of the lawn. The rear garden is predominantly lawned, with a patio seating area. The rear garden offers a good degree of privacy and provides an ideal safe space for young children and pets. There is also an external water tap.

### 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 Bramleys office via Huddersfield Road travelling in the direction of Dewsbury and take the first left hand turning onto Knowl Road. Continue along taking the first right hand turning onto Crowlees Road and after a short distance turn right onto Parker Lane. Take the right hand turning onto Springfield Park where the property can be found.

### 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:

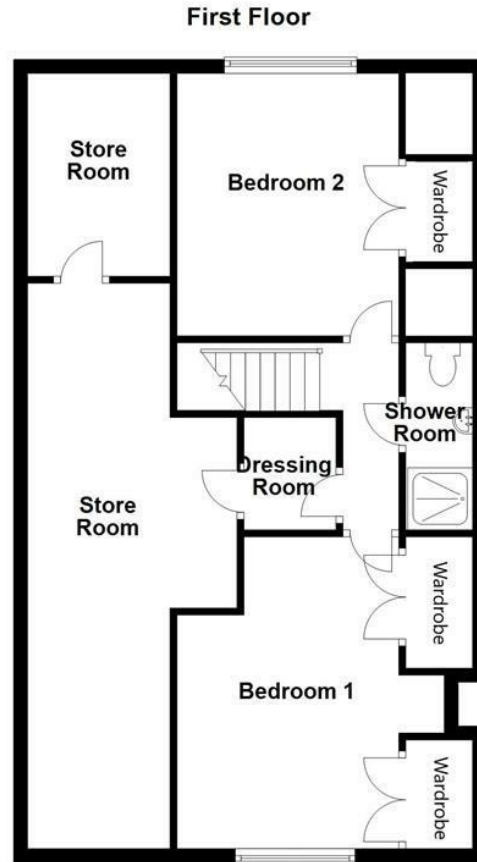
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS

Please call our office to book a viewing on 01924 495334.







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>		
(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		
	62	72
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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