



3 Pinfold Close, Mirfield, WF14 9JB

£390,000

bramleys



Situated in the much sought after area of Pinfold Close is this 3 bedroom detached bungalow offering a wealth of potential. Placed on a good sized plot and having parking for numerous vehicles, this property has a superb private rear garden and features that include gas fired central heating, uPVC double glazing and CCTV system with a layout comprising: entrance hallway, kitchen, dining area, lounge, conservatory, 3 bedrooms, bathroom and a double garage with utility area. Ideally place for well regarded schooling and amenities including the public transport network, an internal viewing comes highly recommended to full appreciate the accommodation on offer.

## GROUND FLOOR

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

### Entrance Hallway

Having a storage cupboard, doors accessing the accommodation and loft access point.

### Kitchen

10'7" x 8'1" (3.23m x 2.46m)

fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a stainless steel sink unit with side drainer and mixer tap. There is a 4 ring gas hob with electric oven, space and plumbing for a dishwasher, spaced for a fridge and freezer and there is a central heating radiator and uPVC double glazed window to the front elevation. A door accesses the dining area.

### Dining Area

10'1" x 8'7" (3.07m x 2.62m)

The dining area has ample natural light from uPVC double glazed windows from the front and side elevations. There is a central heating radiator and a step down into the lounge.

### Lounge

24'0" x 11'3" (7.32m x 3.43m)

This well proportioned reception room has a living flame gas fire set to a decorative surround with back and hearth. To one wall there are large uPVC double glazed windows looking into the conservatory, there is a central heating radiator, a timber and glazed door accesses the hall and a door accessing the conservatory.

### Conservatory

20'7" x 12'5" (6.27m x 3.78m)

The wonderful addition to the home is also of a generous size and height with UPVC double glazed windows to all elevations, central heating and French doors accessing the rear garden.

### Bedroom 1

14'2" x 10'9" (4.32m x 3.28m)

Having fitted robes to one wall, a central heating radiator and a UPVC double glazed window overlooking the rear garden.

### Bedroom 2

11'5" x 9'9" (3.48m x 2.97m)

Also having fitted robes with a central heating radiator a uPVC double glazed window to the front elevationjaskdhajsdhkajshdkjashdfkjahsf





### Bedroom 3

10'9" x 8'9" (3.28m x 2.67m )

### Bathroom

Fitted with a 3 piece suite comprising a sunken bath with shower over and glass shower screen, pedestal wash hand basin and low flush W.C. There is a central heating radiator and uPVC double glazed window to the front elevation.

### OUTSIDE

To the front of the property there is a good sized tarmacadam driveway offering parking for around 5/6 vehicles and leads to the double garage. The garage has a utility are with plumbing for an automatic washing machine, and there is undercounter space for a fridge and or dryer. The garage has power and light and a door accesses the garden. Access can be gained to the private well proportioned rear garden from 3 sides and the rear garden is predominantly lawned with mature hedges and planted borders. There is a decked seating area making this a superb place for relaxation or to entertain 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

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band D

### 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.

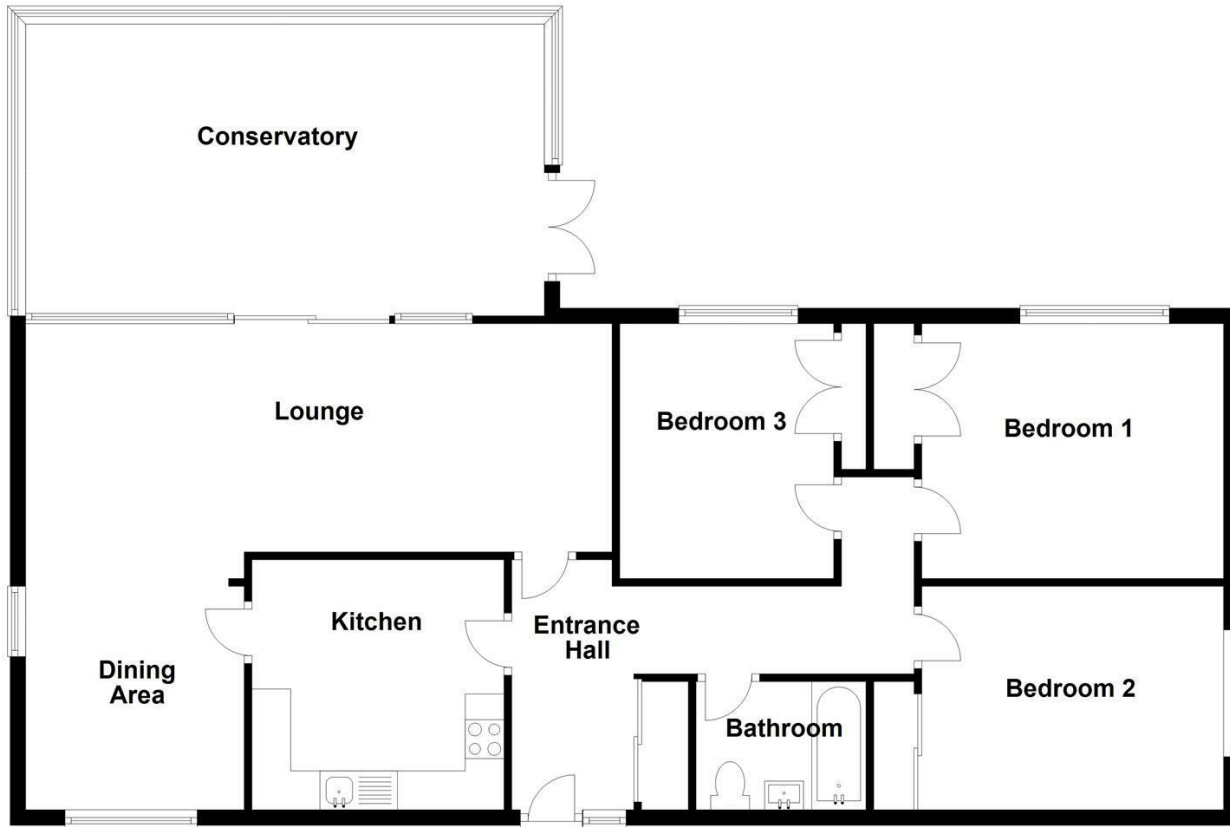
### ONLINE CONVEYANCING SERVICES:

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.





**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

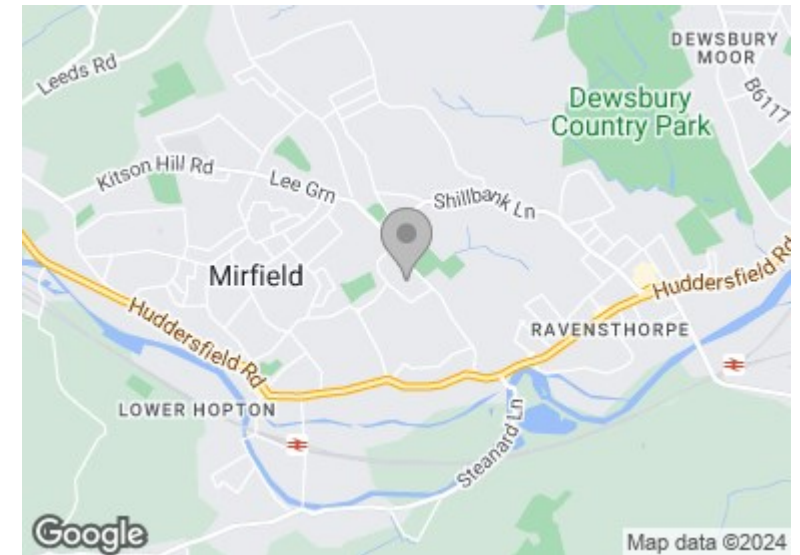
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**



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