



8 Lockwood Avenue, Mirfield, WF14 0PE

£189,950

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Offered for sale with no vendor chain is this 3 bedroom semi detached property offering a wealth of potential. Situated in a popular residential area close to amenities including well regarded schooling and the public transport network. Features include uPVC double glazing and gas fired central heating with a layout comprising: entrance vestibule, lounge, dining kitchen, utility, 3 first floor bedrooms and bathroom. Externally there is off road parking and good sized gardens to both the front and rear. An internal viewing is highly recommended.





GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

Entrance Vestibule

Having a staircase rising to the first floor and a door accessing the lounge.

Lounge

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

This good sized room has a uPVC double glazed window to the front elevation and uPVC double glazed French doors accessing the rear garden. There is a living flame gas fire set to a wooden fire surround with back and hearth.

Kitchen

12'0 x 11'9 (3.66m x 3.58m)

The kitchen is fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1 1/2 bowl sink unit with a side drainer

and mixer tap. Integrated appliances include an oven and grill and a 5 ring gas hob. A uPVC double glazed window overlooks the rear garden and, a timber and glazed door accesses the side of the property and a door accesses the utility room.

Utility Room

8'8 x 5'6 (2.64m x 1.68m)

Housing the central heating boiler, having 2 uPVC double glazed windows and space and plumbing for a washing machine.

FIRST FLOOR

Landing

Having a loft access point and doors accessing the first floor accommodation.





Bedroom 1

11'9 x 9'3 (3.58m x 2.82m)

Situated to the rear of the property with a uPVC double glazed window overlooking the rear garden.

Bedroom 2

11'9 x 7'5 (3.58m x 2.26m)

A second bedroom of double proportions having a uPVC double glazed window overlooking the rear of the property.

Bedroom 3

7'4 x 6'4 (2.24m x 1.93m)

Having a built in storage cupboard and a uPVC double glazed window to the front elevation.



Bathroom

Fitted with a 2 Piece suite comprising a panelled bath with shower over and pedestal wash hand basin. There is ladder style radiator and uPVC double glazed window.

W.C

Having a low flush W.C and a uPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property there is a driveway with off road parking and the front garden is laid to lawn with mature hedged borders. The rear garden is well proportioned with a patio area and lawned area with mature trees, this area is a superb place for children to play or relaxation in 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.

TENURE:

Freehold

COUNCIL TAX BAND:

Band ?

MORTGAGES:

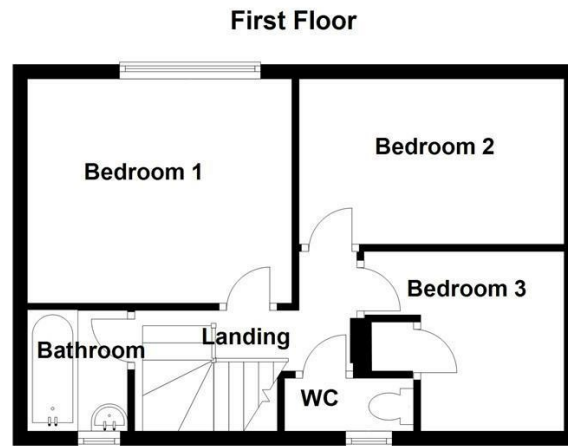
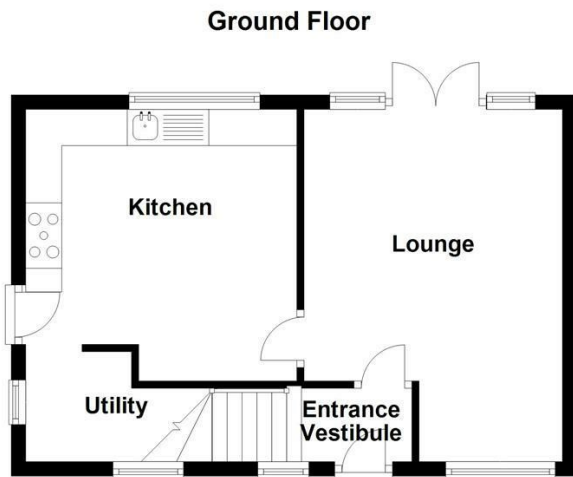
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(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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