



34 Overall Road, Mirfield, WF14 9LH  
£259,950

**bramleys**



NO VENDOR CHAIN. This extended 2 bedroom semi detached bungalow is set on a good sized plot with mature gardens to the front and rear. The property is situated in a quiet area at the bottom of a cul-de-sac and has ample off road parking and a detached garage. Features include gas fired central heating and uPVC double glazing throughout with a layout comprising: entrance hallway, lounge, dining kitchen, 2 double bedrooms and a bathroom with a 4 piece suite. An internal viewing is strongly encouraged to appreciate the accommodation on offer and the setting of the property which is close to the public transport network and Mirfield town centre is only a short drive away where all amenities can be found.

## GROUND FLOOR

Enter the property via a uPVC double glazed door into the hallway.

### Hallway

Having a central heating radiator and doors accessing all of the accommodation.

### Dining Kitchen

20'9 x 8'0 (6.32m x 2.44m)

### Kitchen Area

The kitchen is fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks inset into which is a sink unit with a side drainer and mixer tap. There is an integrated double oven, a 4 ring electric hob, integrated washing machine and integrated fridge and freezer. A uPVC double glazed window overlooks the side of the property and the kitchen has been extended to create a dining area.

### Dining Area

This light space has a uPVC double glazed window to the side elevation, a central heating radiator and uPVC double glazed sliding patio doors accessing the rear garden.

### Lounge

13'9 x 11'8 (4.19m x 3.56m)

A well proportioned lounge having uPVC double glazed windows to the front and side elevations and a central heating radiator. The lounge has a lovely aspect with views over the front garden and also has a living flame gas fire set to a wooden surround with a marble effect back and hearth.

### Bedroom 1

12'4 x 12'0 (3.76m x 3.66m)

A generous master bedroom with a uPVC double glazed window to the front, a central heating radiator and a useful built in storage cupboard.

### Bedroom 2

11'6 x 8'9 (3.51m x 2.67m)

A second bedroom of double proportions with a uPVC double glazed window overlooking the rear garden and having a central heating radiator and a further built in storage cupboard.

### Bathroom

Furnished with a 4 piece suite comprising a panelled bath, shower cubicle, pedestal wash basin and low flush W.C. Being fully tiled to the walls. there is a vanity cupboard, a central heating radiator and a uPVC double glazed window to the rear elevation.





#### **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.

#### **OUTSIDE**

Set on a generous plot with parking for numerous vehicles on the driveway, leading to the detached garage which has an up and over door, power and light. The front garden is lawned with well stocked mature borders. The private rear garden also has mature plants and is lawned with a block paved patio area and a decked seating area with a storage shed. This garden would make a superb area for relaxation 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:**

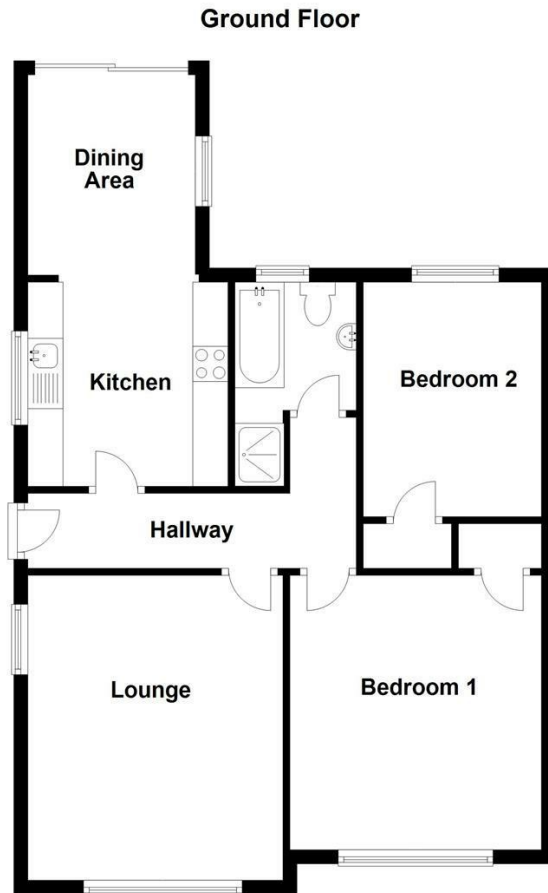
Leave Bramleys in the direction of Dewsbury turning left onto Knowl Road proceeding past the park on the right and turning right onto West Royd Avenue. Over Hall Road can be found as a turning on the right where this property can be found at the roads conclusion on the left.

#### **TENURE:**

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

**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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