



11 Parkfield Way, Mirfield, WF14 9HH  
Offers In The Region Of £329,950

**bramleys**



Bramleys are delighted to offer for sale this superbly presented and deceptively sized 3/4 bedroom semi detached property. Being decorated and maintained to a high standard by the current owners, the property has many features including gas fired central heating and uPVC double glazing throughout with a layout that comprises: 30ft lounge/dining room, kitchen, sitting room/bedroom 4, 2 ground floor bedrooms, W.C, first floor office/study area, wonderful master bedroom and a well proportioned bathroom. Externally there is a low maintenance garden to the front, off road parking and garage, south facing patio area to the side and lawned rear garden. An internal viewing is highly encouraged to fully appreciated the size and versatility of the accommodation on offer and would make a wonderful home for those looking for a property that could be occupied with minimum of expense.









## GROUND FLOOR

Enter the property via uPVC double glazed French doors into the lounge/dining room.

### Lounge/Dining Room

30'9 x 12'5 (9.37m x 3.78m)

This welcoming and substantial size lounge/dining room is the heart of the home. The lounge area features a cream stove fire set on a decoratively tiled hearth and there is natural light from the uPVC double glazed window that over looks the side of the property. There is laminate flooring that runs the length of the room and ceiling coving along with 2 central heating radiators. The dining area also has 2 uPVC double glazed windows and is open to the kitchen.

### Kitchen

10'3 x 9'4 (3.12m x 2.84m)

Fitted with a range of base and wall units with wooden working surfaces and beautiful tiled

splashbacks inset into which is a double ceramic Belfast sink and electric induction hob with extractor fan over. Further appliances include, double oven, with plumbing for a dishwasher. There is a uPVC double glazed window overlooking the front of the property.

### Hallway

The inner hallway has a useful storage cupboard, a staircase rising to the first floor and doors accessing the rest of the ground floor accommodation.

### Sitting Room/Bedroom 4

15'8 x 10'8 (4.78m x 3.25m)

Currently used as a second lounge but this well proportioned room could have a variety of uses including a 4th bedroom. The main focal point of this room is an electric fire set to a decorative surround with back and hearth. There is a central heating radiator and a uPVC double glazed window overlooking the front of the property.





### Bedroom 2

14'4 x 11'0 (4.37m x 3.35m)

Situated to the rear of the property having a uPVC double glazed door accessing the rear garden and 2 uPVC double glazed windows and two central heating radiators.

### Bedroom 3

10'2 x 8'5 (3.10m x 2.57m)

Also situated to the rear of the property and being double in size, this light bedroom has a uPVC double glazed window with pleasant views over the garden and a central heating radiator.



### W.C

Fitted with a 2 piece suite comprising a low flush W.C and modern wash hand basin with a mixer tap. There is also space and plumbing for an automatic washing machine, half timber panelling to the wall and ladder style radiator.

### FIRST FLOOR

#### Landing

A good sized landing with office/study area has ample light from the Velux window. There is access to a spacious under eaves storage cupboard and there is a further linen cupboard. Doors access the bathroom and the master bedroom.

#### Office/Study Area

This is a great use of the space on offer with a radiator and built in desk unit.

#### Master Bedroom

16'7 max x 16'7 max (5.05m max x 5.05m max)

This fantastic master bedroom is generous in size and could be used in a variety of different ways with dressing area and



seating area also. There is access to under eaves storage and a useful storage cupboard along with a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bathroom

A great sized bathroom fitted with a 4 piece suite comprising a walk in shower with curved glass shower screen, panelled bath, a large vanity wash hand basin with further storage and a low flush W.C. There is a uPVC double glazed window to the side elevation and a ladder style radiator.

### OUTSIDE

To the front of the property there is a blocked paved driveway allowing parking for a number of cars and access can be gained to the garage which has an up and over door, power and light. The front garden is low maintenance and is predominately pebbled with mature trees and bushes. A timber gate gives access to the side of the property which is a little haven for relaxation as it benefits from all day sun. There is a raised planted border walling and fencing, making this a private space and there is also access to the property from here and access to the rear garden. The rear garden is mainly laid to lawn with mature planting and is also a great place for children to play or relaxation.

### 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 office in the direction of Dewsbury via Huddersfield Road taking the first right after the Cricket Club onto Parkfield Crescent and then first right into Parkfield Way where this property can be found on the left.





#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band C

#### 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:

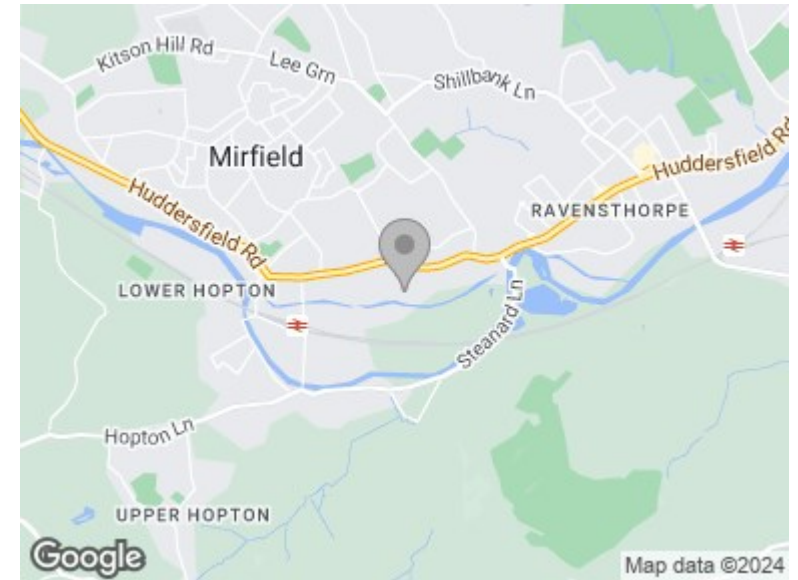
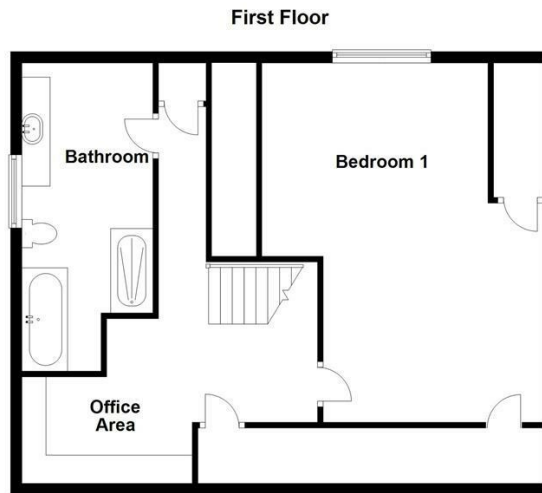
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











**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

