

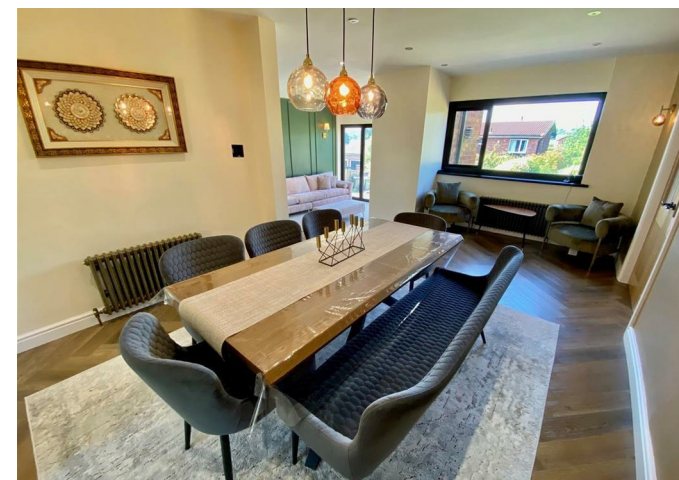


10 Dunbottle Close, Mirfield, WF14 9JD  
£650,000

**bramleys**



Welcome to Dunbottle Close, Mirfield - a charming location that could be the perfect setting for your new home! This delightful detached house boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With 4/5 bedrooms, there's plenty of room for a growing family or for those who enjoy having a home office or guest room. The property's detached status ensures privacy and a sense of exclusivity, making it a desirable choice for those seeking a peaceful retreat at the end of a cul-de-sac in a highly desirable area. Being extended and modernised to an exceptional interior design standard by the current owners, the property has an abundance of high quality features including Neff appliances, 2 zone heating and smart switches to name a few and has a layout comprising: entrance hall, W.C, 3 lounges, playroom/office/bedroom 5, dining room, dining kitchen, 4 first floor bedrooms, walk in wardrobes to 2 bedrooms and en-suite to the master with house bathroom. There is an integral garage, off road parking and gardens to the front and rear which are now at the stage in the renovations for the discerning buyer to finish and put their own stamp on the property. Don't miss out on the opportunity to make this house your home - call for a viewing today and envision the endless possibilities that this property has to offer!









## GROUND FLOOR

Enter the property via a composite and glazed exterior door into the entrance hallway.

### Entrance Hallway

This welcoming hallway has herringbone effect flooring, a central heating radiator and access can be gained to the garage, lounge 2, W.C and the living/dining area.

### W.C

Being fully tiled and fitted with a low flush W.C and vanity sink unit. There is a central heating radiator.

### Lounge Area

13'7 x 13'7 (4.14m x 4.14m)

This superb living area feels like the heart of the home and is open yet split level to the dining area. Step down into this wonderful space which has a contemporary recessed gas fire, wall light points, floor to ceiling bi-fold doors looking out on to the front garden and wood panelled walls.



### Dining Area

18'4 x 10'8 (5.59m x 3.25m)

The dining room has a continuation of the herringbone flooring and has a central heating radiator and uPVC double glazed window overlooking the front garden. There is a cupboard and a staircase to the first floor is from here and double oak glazed doors open on to the kitchen to allow this space to be one open entertaining area. A door accessed the sitting room.

### Kitchen

21'4 x 11'5 (6.50m x 3.48m)

This modern kitchen is fitted with a range of base and wall units with Quartz working surfaces and splashbacks inset into which is a Belfast sink with drainer grooves and a 5 ring gas hob with extractor fan over. Further integrated Neff appliances include: 2 ovens, microwave, warming drawer, full size fridge, full size freezer and dishwasher. The contrasting pink island has storage and allows seating for a number of people and there is also an excellent concealed pantry cupboard to the corner of the kitchen which has ample storage





space. There are 2 uPVC double glazed windows overlooking the rear garden and a uPVC exterior door.

### Sitting Room

19'0 x 8'7 (5.79m x 2.62m)

A great addition to the home having bi-fold doors out on to the front of the property and has a contemporary wall radiator.

### Lounge 2

15'4 x 10'4 (4.67m x 3.15m)

This well proportioned reception room has built in alcove shelving with lighting and a recessed modern gas fire. There is a central heating radiator and a uPVC double glazed window to the rear. A door accesses the playroom.

### Bedroom 5/Playroom/Office

12'2 x 10'6 (3.71m x 3.20m)

Currently used as a playroom but could have a variety of uses with a central heating radiator and a uPVC double glazed window to the rear of the property.

## FIRST FLOOR

### Landing

Having a Velux window to the roof and a uPVC double glazed window to the rear. There is a loft access point and cupboard housing the boiler. All the bedrooms and the shower room can be accessed from here.

### Master Suite

13'8 x 13'3 (4.17m x 4.04m)

This wonderful master suite is well presented and has an abundance of natural light from the uPVC double glazed window the front which has far reaching viewings toward Emley and beyond. There is panelling to the walls and wall light points, a central heating radiator and doors accessing the en-suite bathroom and walk-in robe.

### En Suite Bathroom

Having feature tiling to both the floor and walls, this fantastic space has a 3 piece suite which comprises a free standing bath, vanity sink unit and low flush W.C. There is a central heating radiator and a uPVC double glazed window to the rear.

### Walk- In Wardrobe

140 x 7'5 (42.67m x 2.26m)

This room is a blank space that can be fitted out to suit the individual needs of the new occupier and has ample hanging room and space for drawers.

### Bedroom 2

13'5 x 13'3 (4.09m x 4.04m)

This 2nd bedroom also takes full advantage of views from the uPVC double glazed window, has wall light points, a central heating radiator and a door accessing the walk in wardrobe which also is a blank space to be fitted out to suit the individual needs of the new buyer.

### Bedroom 3

10'9 x 10'3 (3.28m x 3.12m)

This good sized 3rd bedroom has ample space for fitted robes and has a central heating radiator and a UPVC double glazed window with views to the front of the property.

### Bedroom 4

11'2 x 7'8 (3.40m x 2.34m)

Being of double proportions and situated to the rear with a uPVC double glazed window and a central heating radiator.

### Shower Room

Fitted with a 3 piece suite coming a large walk in shower with glass shower screen, vanity wash hand basin and low flush W.C There is decorative tiling to the walls and floor, a central heating radiator and a uPVC double glazed window to the rear.







#### 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.

#### OUTSIDE

The front of the property there is parking for a number of vehicles by way of a drive which the new buyer can put their individual stamp on to suite their taste. the front garden is mainly laid to lawn with mature borders and hedging. This area takes advantage of the sun and there is also a large paved patio area to the front with a brock built BBQ making this a fantastic place to entertain in thr summer months. The rear garden is fenced and lawned with a pathway leading to the kitchen door.

#### Garage

The generously sized garage has a utility area to the rear with plumbing for an automatic washer. There is power and light and an electric door.

#### BOUNDARIES & OWNERSHIPS:

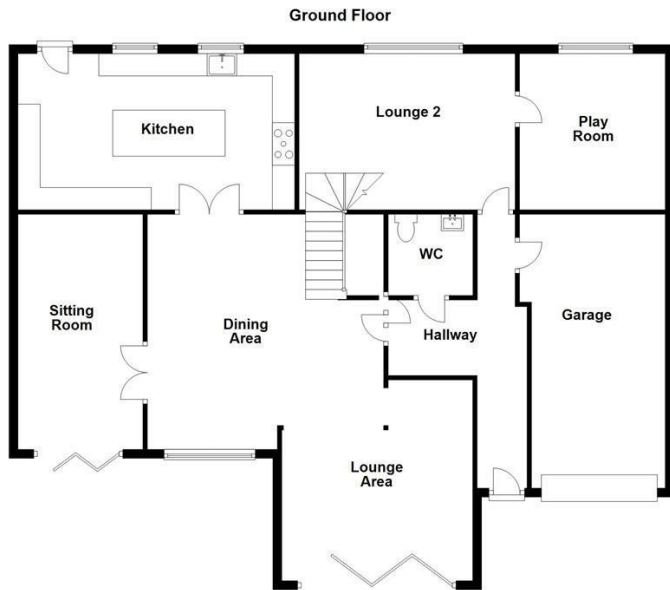
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.









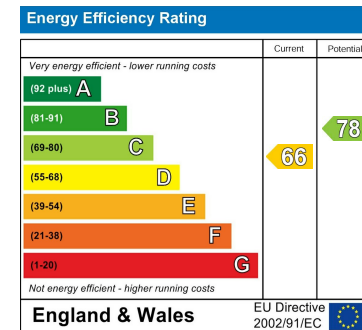


**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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