



21 South Street, Mirfield, WF14 8PL
£149,500

bramleys



Welcome to this charming terraced house located on South Street in the picturesque town of Mirfield. This property boasts an immaculate well portioned garden to the rear, kitchen, lounge, 2 bedroom and a bathroom. The location on South Street provides easy access to local amenities including rail links, well regarded schools, shops, and dining options. Whether you are looking for a starter home, or a property with investment potential, this terraced house on South Street has something to offer for everyone. Don't miss out on the opportunity to own a piece of this lovely neighbourhood in Mirfield.

GROUND FLOOR

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

Entrance Vestibule

Having a central heating radiator, a staircase rising to the first floor and a door accessing the lounge.

Lounge

15'0 x 12'7

The well proportioned reception room has uPVC double glazed window to both the front and rear elevations, there are faux beams to the ceiling and a central heating radiator. The main feature of the room is a brick built fireplace with a raised hearth and inset gas fire. To the walls are light points and doors access the cellar head and the kitchen.

Kitchen

10.5 x 8'8 (3.05m.1.52m x 2.64m)

This kitchen extension is a great addition to the property and has a range of fitted base and wall units with tiled working surfaces and splashbacks, inset into which is a sink unit with a side drainer and mixer tap. There is a 4 ring hob with oven beneath and space and plumbing for an automatic washing machine on the cellar head. A uPVC double glazed window overlooks the rear, there is a central heating radiator and a uPVC double glazed window accessing the rear.

LOWER GROUND FLOOR

Cellar

Having power and light.

FIRST FLOOR

Landing

There is a uPVC double glazed window overlooking the rear, a useful storage cupboard, loft access point and doors accessing all of the upstairs accommodation.

Bedroom 1

15'1 x 11'1 (4.60m x 3.38m)

A generous sized master bedroom with fitted robes to the alcoves. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

7'7 x 7'3 (2.31m x 2.21m)

A single bedroom situated to the rear with a central heating radiator and a uPVC double glazed window.





Bathroom

Fitted with a 3 piece suite comprising a corner shower cubicle, a vanity wash hand basin and low flush W.C. There is a uPVC double glazed window, a central heating radiator and is part tiled.

OUTSIDE

The front of the property is street lined with on street parking. An archway gives access to the rear where there is a paved patio and the most beautiful garden beyond. This immaculate garden has mature planted borders and is of a good size. to the rear of the garden is a summerhouse which is superb 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 office in the direction of Huddersfield proceeding through the first set of traffic lights and when reaching the junction with Speights Lighting turn left into Newgate. Proceed over the bridge and turn right and then immediate left, following the road round into South Street where this property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

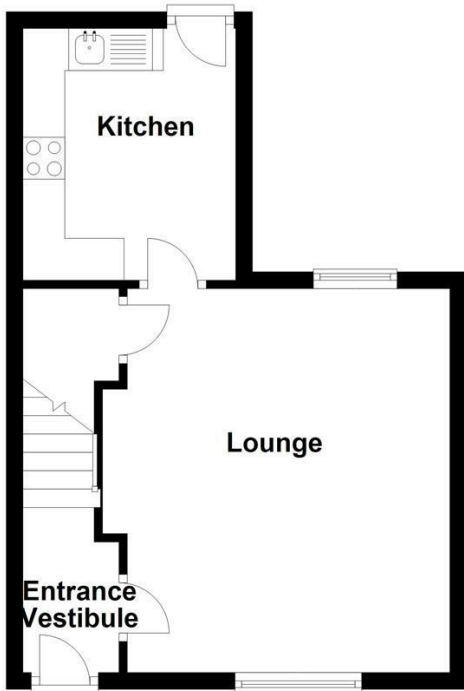
ONLINE CONVEYANCING SERVICES:

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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