



111 Stocks Bank Road, Mirfield, WF14 0EU

£239,950

bramleys



Bramleys are delighted to welcome to the market this 3 bedroomed semi-detached property, situated in a popular residential area. Features include a gas fired central heating system and uPVC double glazing throughout, with a layout comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms, bathroom and separate wc. Externally there is a tiered garden to the front and private garden to the rear, with 1 off road parking space and detached garage. This property would make an ideal purchase for a young and growing family looking for where well regarded schooling is nearby, along with local amenities and the M62 motorway network is only a short distance away. An internal viewing is high encouraged to fully appreciate the accommodation on offer.





GROUND FLOOR:

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

Entrance Hallway

Having a staircase rising to the first floor, understairs storage cupboard, central heating radiator and door accessing the kitchen.

Kitchen

10'6" x 9'3" (3.20m x 2.82m)

Having a range of matching base and wall units, laminated working surfaces and tiled splashbacks, inset into which is a 1.5 bowl stainless steel sink unit with a side drainer and mixer tap. Further integrated appliances include oven with 4 ring electric hob over and stainless steel and glazed extractor fan. There is space and plumbing for an automatic washing machine and dishwasher and also under counter space for fridge and freezer. There is a central heating radiator and uPVC double glazed exterior door accessing the side of the property, a uPVC double glazed window to the rear elevation and door accessing the dining room.

Dining Room

10'8" x 10'8" (3.25m x 3.25m)

Having an abundance of natural light from the uPVC double glazed French doors accessing the rear garden and there is also underfloor heating. Concertina timber and glazed doors access the lounge.

Lounge

12'5" x 10'9" (3.78m x 3.28m)

This well presented reception room is situated to the front of the property and has a uPVC double glazed window. There is a living flame gas fire set within a decorative surround with back and hearth, and a central heating radiator.

FIRST FLOOR:

Landing

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





Master Bedroom

11'7" x 11'2" (3.53m x 3.40m)

This generous sized bedroom is situated to the front of the property and has a good sized uPVC double glazed window and central heating radiator.

Bedroom 2

11'4" x 10'7" (3.45m x 3.23m)

A second bedroom of double proportions situated to the rear of the property, commanding far reaching views and having a uPVC double glazed window and central heating radiator.

Bedroom 3

8'1" x 8'0" (2.46m x 2.44m)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 2 piece suite comprising bath with shower over and vanity sink unit. There is a ladder style radiator, useful storage cupboard and uPVC double glazed window to the rear elevation.

WC

Having a low flush wc and a uPVC double glazed window to the side elevation.

OUTSIDE:

A concrete driveway allows parking for 1 vehicle and leads to the single detached garage. Paved steps lead down to the front door, the front garden has matured planting and is tiered with low maintenance pebbles. The paved path leads down the side of the property to a south facing patio area which is perfect for relaxation or entertaining in the summer months. Further stairs lead down to the private lawned



garden which is surrounded by mature hedges and trees and is an ideal place which is safe and secure for children to play.

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 via Huddersfield Road, proceeding through 2 sets of traffic lights. Upon reaching Salvia restaurant on the left hand side take a right on fork into Stocks Bank Road and continue almost to its conclusion where this property can be found on the left hand side clearly identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

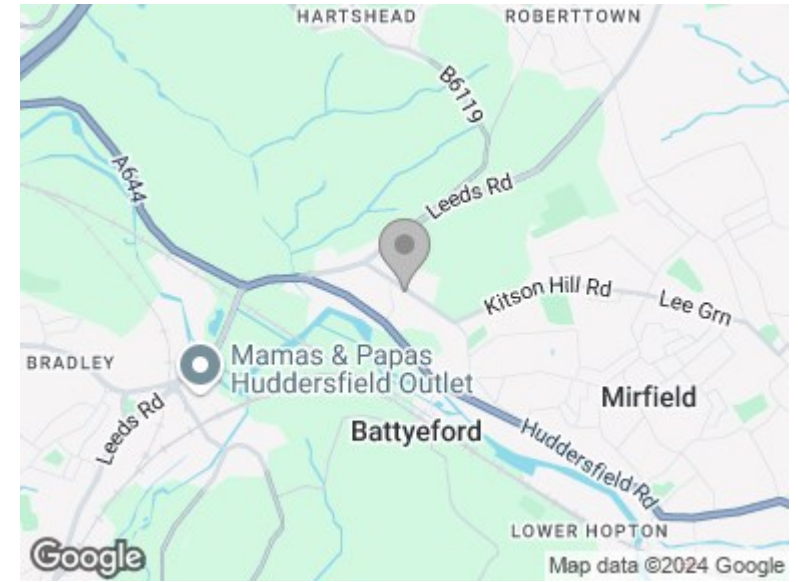
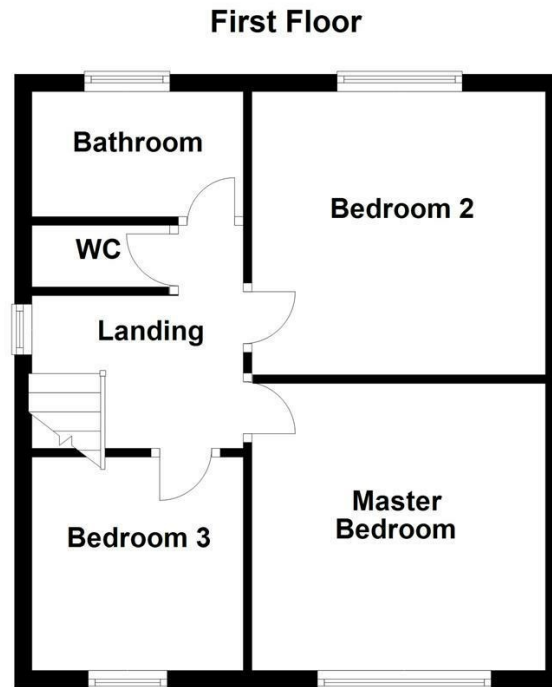
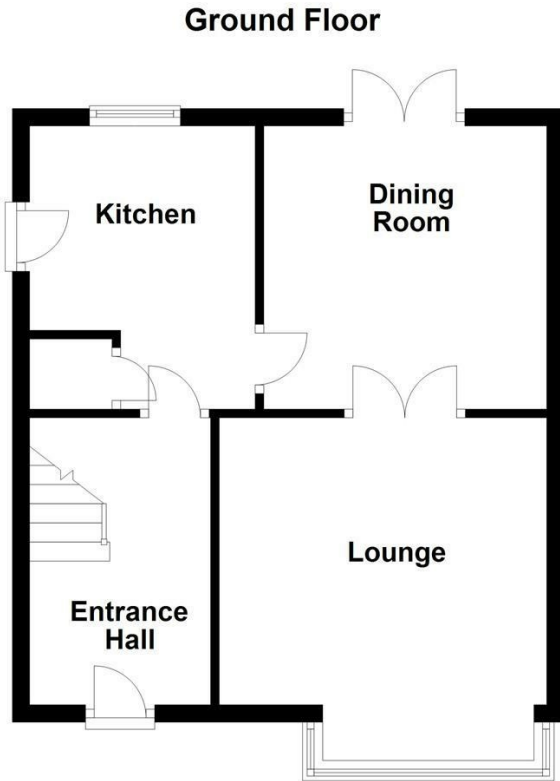
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Huddersfield | Halifax | Elland | Mirfield

