



41 Water Royd Crescent, Mirfield, WF14 9SY

£239,950

bramleys



Offered for sale with no vendor chain is this 3 bed roomed semi-detached property, situated on a corner plot which is ideal for extension subject to necessary planning consents. Being well presented by the current owner and having newly fitted central heating in 2020 which has a 10 year guarantee. Other features include new alarm, uPVC double glazing and a layout comprising: entrance vestibule, lounge, kitchen/diner, 3 first floor bedrooms and wet room. Externally there are gardens to 3 sides with off road parking and car port garage. The property is placed in a superb well regarded residential area making this an ideal purchase for the young and growing family with nearby amenities including public transport network and well regarded schooling An internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Energy Rating: TBA



GROUND FLOOR:

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

Entrance Vestibule

Having a uPVC double glazed window, generously sized storage cupboard and doors accessing the kitchen and lounge.

Lounge

20'0" x 10'7" (6.10m x 3.23m)

This well proportioned reception room has a central heating radiator, living flame gas fire set within decorative timber surround with back and hearth. A good sized uPVC double glazed window to the front elevation overlooking the front garden.

Kitchen/Diner

20'0" x 10'8" (6.10m x 3.25m)

The kitchen area is fitted with a range of matching base and wall units with laminated working surfaces and tiled splash backs. Integrated appliances include an electric oven with electric hob over, extractor fan, 1.5 bowl stainless steel sink unit, dishwasher, fridge and space and plumbing for an automatic washing machine. There is uPVC double glazed window overlooking the rear garden and the kitchen area is open to a good sized dining area which has uPVC double glazed French doors accessing the rear garden.

FIRST FLOOR:

A timber staircase rises to the first floor.

Landing

Having loft access point and doors accessing all the first floor accommodation. There is a door to a generously sized storage cupboard which houses the newly fitted boiler that has a 10 year guarantee.

Master Bedroom

12'7" x 10'7" (3.84m x 3.23m)

This well proportioned master bedroom is situated to the front of the property and has a uPVC double glazed window, central heating radiator and built-in wardrobe.

Bedroom 2

12'7" x 8'3" (3.84m x 2.51m)

The second bedroom of double proportion, situated to the rear of the property and having fitted wardrobes, central heating radiator and uPVC double glazed window.

Bedroom 3

7'8" x 7'1" (2.34m x 2.16m)

A good sized bedroom having a central heating radiator and uPVC double glazed window to the front elevation.

Wet Room

Fitted in 2018 this superb wet room is fully tiled and has a overhead shower, vanity sink unit and a low flush wc. There is a uPVC double glazed window to the rear elevation and central heating ladder style radiator.

OUTSIDE:

To the front of the property there is a tarmac driveway leading to a garage car port. The front garden has mature planted hedges and is predominantly laid to lawn. The lawned garden area proceeds round the side of the property and is hedged and this would make a superb space to extend the already existing accommodation subject to necessary planning consents. The rear garden is low maintenance with landscaped paving and pebbled and slate borders and this would make a superb space 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 via Huddersfield Road in the direction of Dewsbury taking a left into Knowl Road proceeding through onto Water Royd Lane. After passing the Zion Baptist Church take a right into Water Royd Crescent and follow the road round to the left where this property can be found on the left hand side clearly identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX BAND:

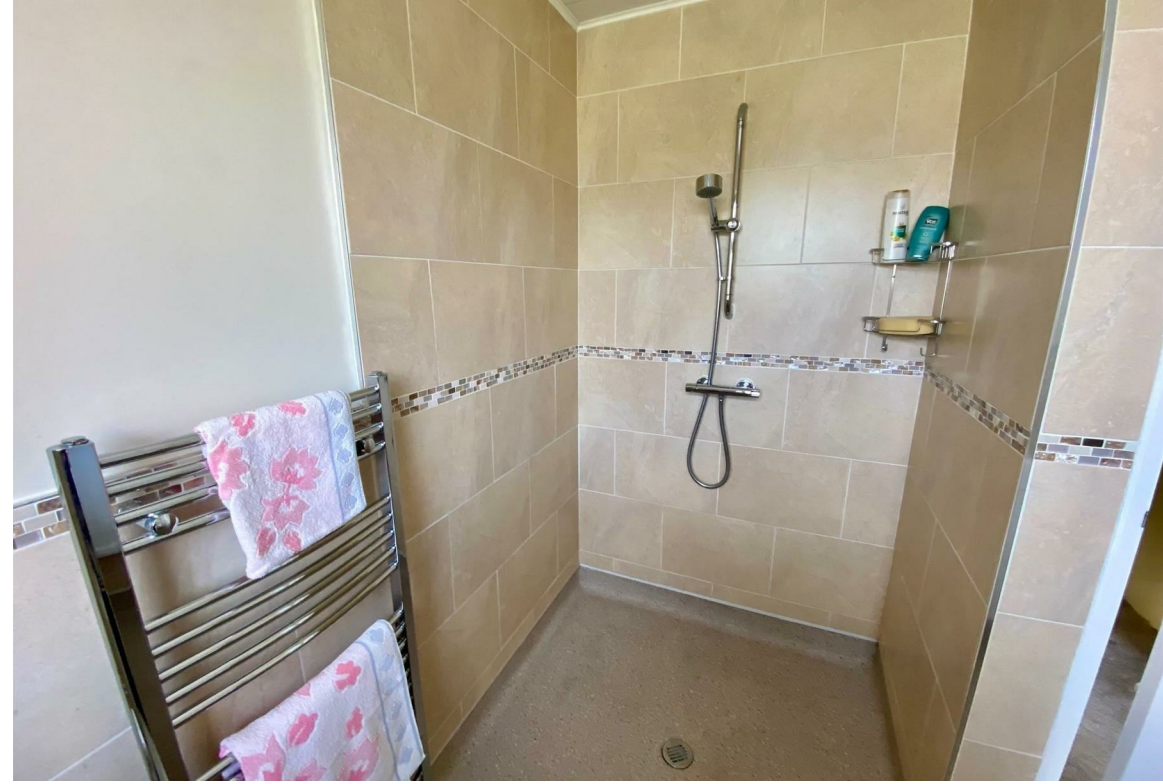
Band C

MORTGAGES:

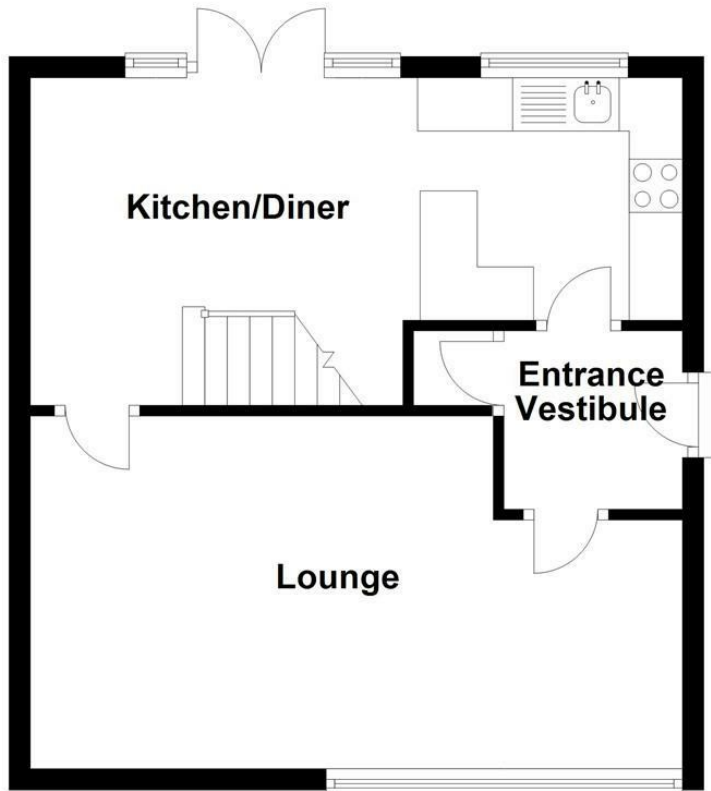
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

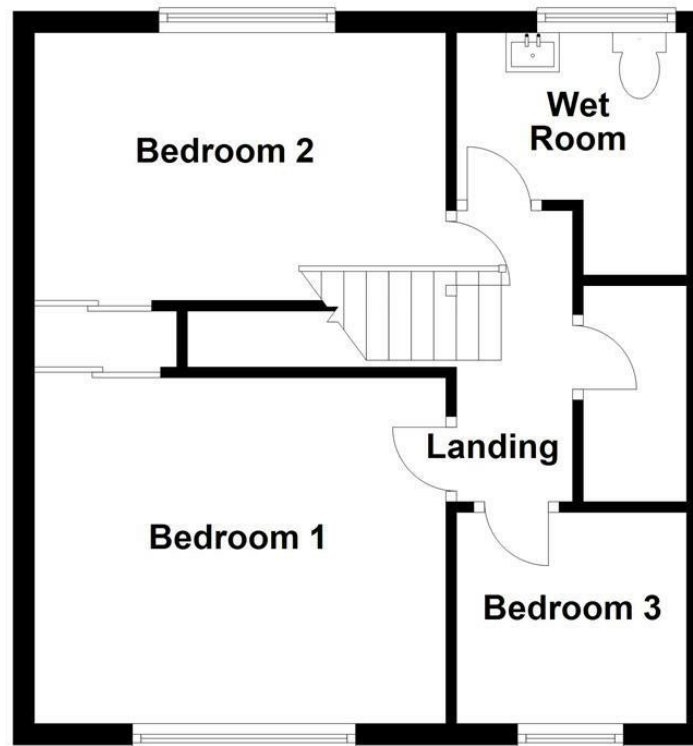
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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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