



55 Westfields Avenue, Mirfield, WF14 9PL  
£295,000

**bramleys**





Bramleys are delighted to offer for sale this 2/3 bed roomed detached bungalow in a much sought after residential area. Being in close proximity to Mirfield town centre and all the amenities afforded there including the public transport network. This property would make an ideal purchase for those looking for a property that can be occupied with minimum of expense, being improved by the current owners in the last year (2023) having fitted kitchen, new windows and new boiler. Other features include gas fired central heating and alarm system. The layout comprises: kitchen, lounge/diner, 2 bedrooms, 3rd bedroom/study and bathroom. Externally there are 2 low maintenance gardens and ample off road parking with a detached garage. An internal viewing is highly recommended to fully appreciate the quality of accommodation this property has to offer.

Energy Rating: D

## GROUND FLOOR:

### Kitchen

12'2" x 9'3" (3.71m x 2.82m)

This recently fitted kitchen has a range of coloured shaker style base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a 1.5 bowl composite sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with extractor over, double oven, microwave, dishwasher, washing machine, fridge and freezer. A cupboard houses the newly fitted central heating boiler, there is ceiling spotlights, central heating radiator and a uPVC double glazed window to the front elevation. A door accesses the lounge.

### Lounge/Dining Area

21'9" x 10'3" (6.63m x 3.12m)

This generously proportioned reception room has ample natural light by way of the bay window overlooking the front of the property. There is an electric fire set to a decorative surround with back and hearth, 2 central heating radiators and to the dining area there is a further uPVC double glazed window to the side elevation. The door accesses the inner hallway.

### Inner Hallway

Having loft access point and doors accessing the remaining accommodation.

### Bedroom 1

13'4" x 10'4" (4.06m x 3.15m)

Having a range of fitted wardrobes to 1 wall allowing for ample hanging and storage space. There is a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 2

10'7" x 9'4" (3.23m x 2.84m )

This second bedroom of double proportions having uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 3

Having a variety of uses but would make an excellent study area, having a uPVC double glazed window to the side elevation and a central heating radiator.

### Bathroom

Furnished with a 4 piece suite comprising a corner shower cubicle with plumbed shower, panelled bath, pedestal wash hand basin and low flush wc. Being fully tiled to the walls and floor, and having a ladder style radiator and uPVC double glazed window to the side elevation.





#### 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.

#### OUTSIDE:

Being low maintenance and having a pebbled garden to the front with mature planted borders. There is a block paved driveway with ample off road parking for numerous vehicles, which proceeds to a detached garage with double timber doors. The rear garden is flagged with pebbled planters and would make an ideal place for relaxation in the summer months and is also fenced for security and privacy.

#### 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:

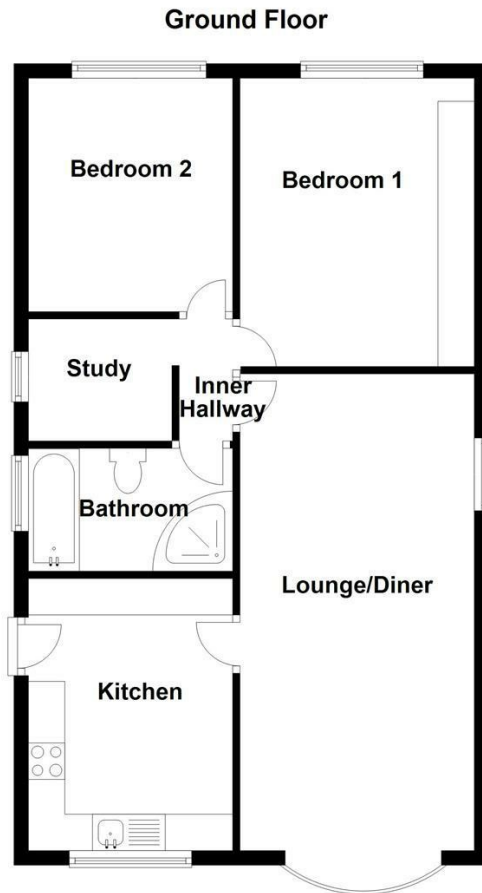
Leave Bramleys via Huddersfield Road in the direction of Huddersfield, proceeding through the traffic lights taking a right hand turn onto Doctor Lane. At the cross roads proceed straight ahead to Crowlees Road taking the first left into Westfields Road and right into Westfields Avenue where this property can be found on the right hand side clearly identified by the Bramleys for sale sign.

#### TENURE:

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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