



76 Wellhouse Lane, Mirfield, WF14 0BE

£186,500

**bramleys**







This beautifully presented 3 bedroom mid townhouse could be occupied with the minimum of expense. Features include double glazing and gas fired central heating with a layout comprising: entrance vestibule, lounge, kitchen/diner, ground floor W.C/Utility, 3 first floor bedrooms, bathroom and converted loft room with Velux window. Externally there is a good sized garden to the front and paved garden to the rear. This property is handily placed for local amenities included well regarded schooling, shops and the public transport network. An internal viewing is highly recommended.





## GROUND FLOOR

Enter the property via a composite and glazed 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

13'6 x 11.6 (4.11m x 3.35m.1.83m)

This well presented lounge has a box bay window overlooking the front garden. The main focal point of the room is a brick inglenook fireplace with a timber mantel and electric stove. There are 2 central heating radiators and a door accessing the kitchen.

### Kitchen/Diner

19'3 x 14.8 max (5.87m x 4.27m.2.44m max)

This superb room has been extended into the sun room and offers a wealth of base and wall units with laminated working surfaces over and tiled splashbacks. There is an island unit which has an inset 1 1/2 bowl sink unit with side drainer and mixer tap. Further appliances include a 4 ring gas hob with extractor over, electric oven, fridge, freezer and a cupboard houses the boiler. The dining area has ample natural light via the floor to ceiling uPVC double glazed windows and French doors which open to the rear garden. There is a useful under stairs storage cupboard, a door accessing the utility/W, 2 central heating radiators and a TV point to the wall.

### Utility/W.C

Having plumbing for a washing machine with a laminated working surface over and wall cupboards. Fitted with a 2 piece suite comprising low flush W.C and a wash hand basin.

## FIRST FLOOR

### Landing

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

### Bedroom 1

11'2 x 9'1 (3.40m x 2.77m)

The master bedroom is fitted with double sliding robes and has a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 2

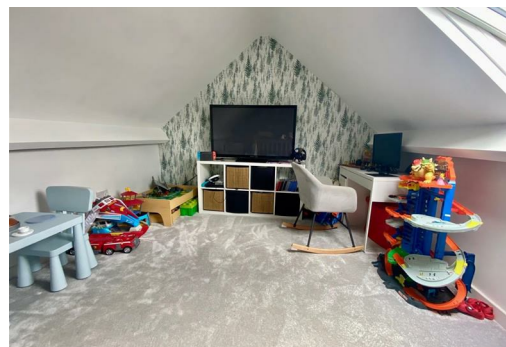
11'2 x 9.8 (3.40m x 2.74m.2.44m)

Situated to the front of the property fitted too with a double robe and having a uPVC double glazed window and a central heating radiator.

### Bedroom 3

8'0 x 7'6 (2.44m x 2.29m)

This single bedroom has a uPVC double glazed window overlooking the front garden and a central heating radiator.



## Bathroom

Being fully tiled and fitted with a 3 piece suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush W.C. There is a ladder style radiator and a uPVC double glazed window to the rear elevation.

## Attic Room

This room is accessed via a retractable ladder and makes a wonderful space which is currently used as a playroom, yet could be used as an occasional office. There is a Velux window.

## OUTSIDE

The front garden is surround by mature hedging and has gated access from the pavement to a paved path which leads to the front door. The front garden is lawned and there is a paved seating area. The rear garden is paved and has a garden shed, there is exterior lighting and perimeter fencing.

## 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:

From the Bramleys Mirfield office on Huddersfield Road, turn left onto Knowl Road which in turn becomes Water Royd Lane. Keep on this road which leads onto Old Bank Road. At the end of Old Bank Road turn right onto Greenside Road and then left onto Jenny Lane and right onto Wellhouse Lane where the property can be found on the left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

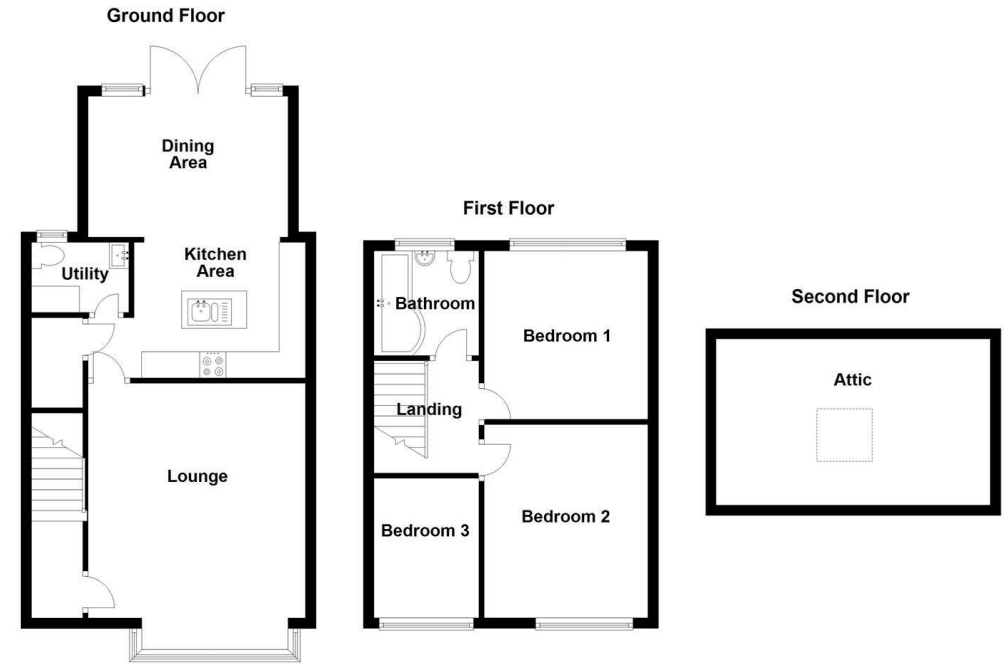
Band A

## 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.

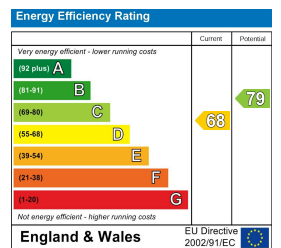


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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