



3 Beechwood Avenue, Mirfield, WF14 9LF
Offers In The Region Of £300,000

bramleys



Rare to the market and offered for sale with no vendor chain is this superbly presented 3 bedroom extended semi-detached property. Being fully renovated by the current owner to include new plumbing, new electrics and new roof, there is a layout comprising:- entrance hall, lounge, open plan newly fitted kitchen and dining room, utility room, ground floor WC, 3 first floor bedrooms and newly fitted bathroom with 4 piece suite. Externally, the property provides off-road parking for several vehicles, garage and gardens to both the front and rear. Previously used as an Airbnb, the property will include all the furniture and fixtures and fittings making this an ideal purchase for someone looking to occupy a property with the minimum of expense. Situated in a popular residential area of Mirfield with well regarded schooling nearby and amenities only a short distance away. An internal viewing is highly encouraged to fully appreciate the quality of accommodation on offer.

Energy Rating: D

GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Hallway

With LVT flooring which continues into the lounge and kitchen, a vertical mirrored radiator, useful under stair storage cupboard and a staircase rising to the first floor. Timber and glazed access doors lead to the dining kitchen and the lounge. The Grandmother clock is not included.

Lounge

13'3" x 12'5" (4.04m x 3.78m)

This reception room has an abundance of natural light from the uPVC double glazed bay window to the front elevation, a modern vertical radiator and the current vendor is happy to leave all the seen furniture and fixtures and fittings

Kitchen

19'7" x 10'9" (5.97m x 3.28m)

This well presented space also has an abundance of natural light by way of the uPVC double glazed French doors and windows overlooking the rear garden. The kitchen area is fitted with a range of high gloss base and wall units with granite working surfaces inset into which is a composite style sink unit with side drainer and mixer tap. Also integrated within the kitchen is an induction hob with extractor fan over, integrated oven, fridge freezer and a microwave as well as a useful pantry storage cupboard. The kitchen area is open to the utility room. All the furnishings in the dining area can be included and this area also has a modern vertical style radiator and access to the rear garden.

Utility Room

8'2" x 5'4" (2.49m x 1.63m)

Having space and plumbing for an automatic washing machine which can also be included within the sale, a cupboard housing the central heating boiler, ladder style radiator and a uPVC double glazed window to the rear elevation alongside a uPVC double glazed exterior door accessing the garden. A further timber door gives access to the ground floor WC.

WC

Furnished with a 2 piece suite comprising low flush WC and wash hand basin.

FIRST FLOOR:

Landing

Providing loft access point and a uPVC double glazed window to the side elevation.

Bedroom 1

13'6" x 11'5" (4.11m x 3.48m)

This well proportioned master bedroom is situated to the front of the property and is fitted with a uPVC double glazed bay window and a vertical style radiator. All fixtures and fittings can be included within this room.

Bedroom 2

11'2" x 10'9" (3.40m x 3.28m)

A second bedroom of double proportions situated to the rear of the property and having a uPVC double glazed window overlooking the rear garden and all fixtures and fittings can be included within this room.





Bedroom 3

7'9" x 7'7" (2.36m x 2.31m)

Another good sized bedroom situated to the front of the property and having a uPVC double glazed window and a vertical style radiator.

Bathroom

Furnished with a 3 piece suite comprising panel bath with shower over and glass shower screen, vanity wash hand basin with useful storage drawers and a low flush WC. There is also timber style flooring, part tiling to the walls, a chrome ladder style radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front, there is a tarmac driveway allowing parking for several vehicles and leads to the garage which has an up and over door, power and light. The front garden is low maintenance with mature plants. Access can be gained to the rear of the property where there is a fenced and secure garden which is predominantly laid to lawn with mature planted borders and there is a patio area which is an ideal place for relaxation and entertaining 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 Mirfield office and take the left turn onto Knowl Road and continue along this road before taking a right turn onto Water Royd Avenue. Stay on this road and then take the next right onto Beechwood Road and then another right turn onto Beechwood Avenue where the property can be found immediately on the right hand side.

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.

VIEWINGS:

Please call our office to book a viewing:-

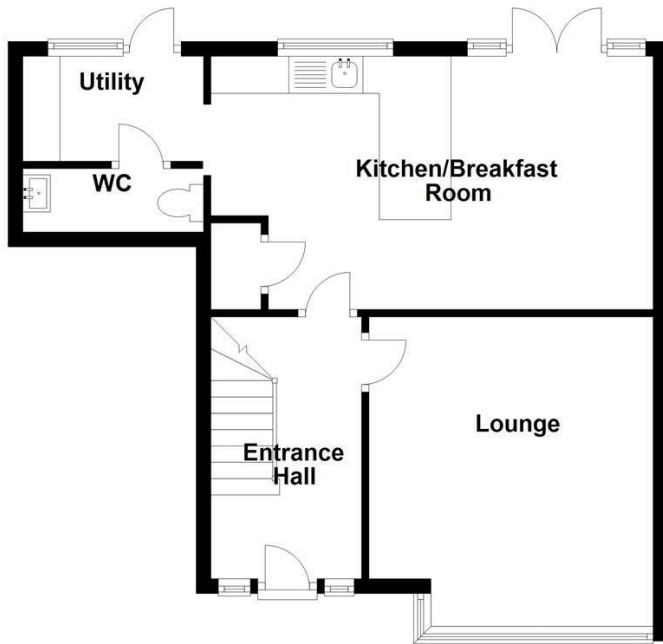
Mirfield Properties: 01924 495334



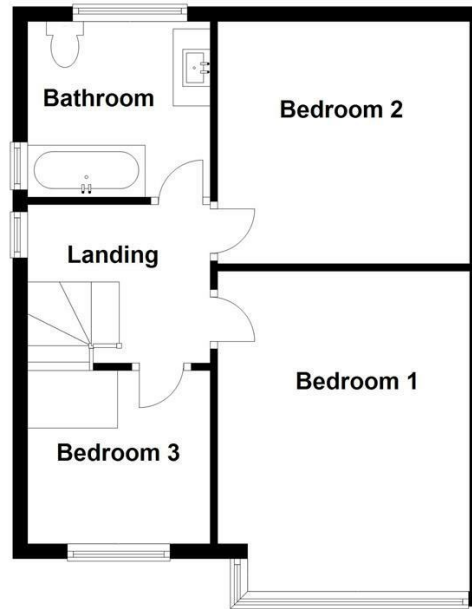


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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