

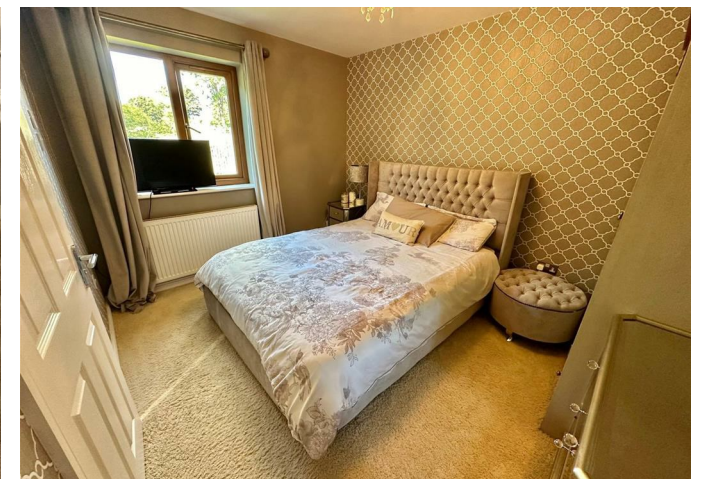


4 Greenside Court, Mirfield, WF14 0DF

£310,000

bramleys

Situated in a courtyard setting on a select development is this extremely well presented semi detached home. Offering spacious accommodation with four double bedrooms and two bathrooms, the property will make an ideal family home. Boasting modern quality fixtures and fittings throughout, along with modern decor, this property really could be occupied with the minimum of expense. With an open aspect to the rear, along with enclosed gardens, driveway parking and an integral garage, an early viewing is strongly recommended. Located in an ever popular area with well regarded schooling and amenities nearby, plus major road and rail links within easy reach.





## GROUND FLOOR

### Dining Kitchen

14'4" x 13'0 plus doorway (4.37m x 3.96m plus doorway)

Accessed via a front uPVC door, this impressive dining kitchen is fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A number of integrated appliances are fitted including a five ring hob with extractor over, an oven, a dishwasher, a washing machine and a fridge freezer. A uPVC double glazed window overlooks the courtyard to the front and there is a central heating radiator, spotlights to the ceiling, tiling and underfloor heating.

### Lounge with Dining Area

21'72 x 15'5" narrowing to 9'8" (6.40m x 4.70m narrowing to 2.95m)

This spacious and well presented living space has feature panelling to one wall, along with two central heating radiators. uPVC double glazed windows and French doors look over and give access to the rear garden. An open plan staircase leads to the first floor accommodation.



## FIRST FLOOR

### Landing

Having a central heating radiator, a built in cupboard and access to the loft space.

### Bedroom 1

11'5" x 9'3" (3.48m x 2.82m)

Enjoying views to the rear via a uPVC double glazed window and having a central heating radiator. A door leads to the en-suite shower room.

### En-suite Shower Room

Furnished with a modern walk in shower cubicle and having a wash basin and a WC. There is some wall tiling and a ladder style radiator.





### Bedroom 2

10'9" x 10'2" (3.28m x 3.10m)

Having a built in wardrobe, a central heating radiator and uPVC French doors leading out on to a balcony overlooking the courtyard.

### Bedroom 3

10'8" x 7'1" opening to 11'0 (3.25m x 2.16m opening to 3.35m)

Overlooking the rear views via a uPVC double glazed window and having a central heating radiator.

### Bedroom 4

11'2" x 8'1" (3.40m x 2.46m)

Another double bedroom overlooking the front via a uPVC double glazed window and having a central heating radiator.

### House Bathroom

A spacious modern bathroom furnished with a mixer tap bath, a wash basin and a WC. There is complimentary floor and wall tiling, along with a uPVC double glazed window and a central heating radiator.

### OUTSIDE

To the front of the property is block paved driveway parking which in turn leads to an integral single garage. Steps lead to the front door with pathway providing access to the side and into the rear garden. The rear has an open aspect and the garden is predominantly lawned with a paved seating area. The garden is enclosed, making it ideal for those with children or pets.

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### 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.

### 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.

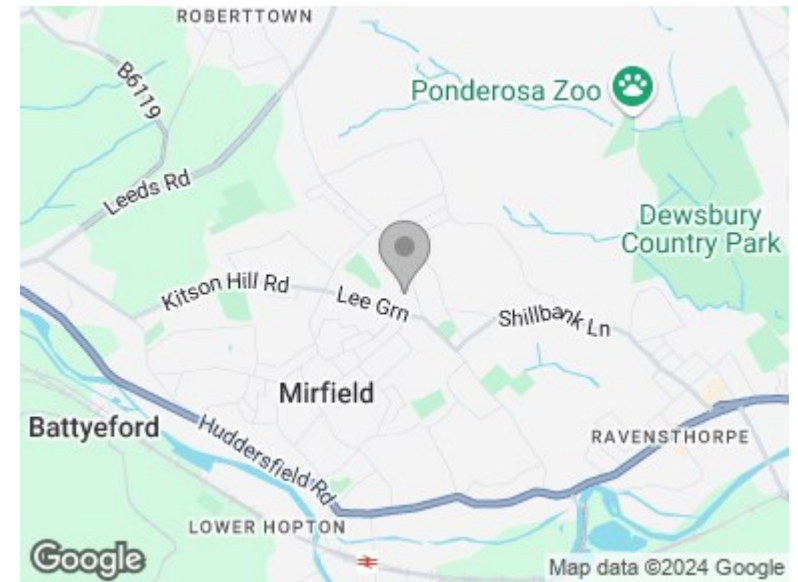
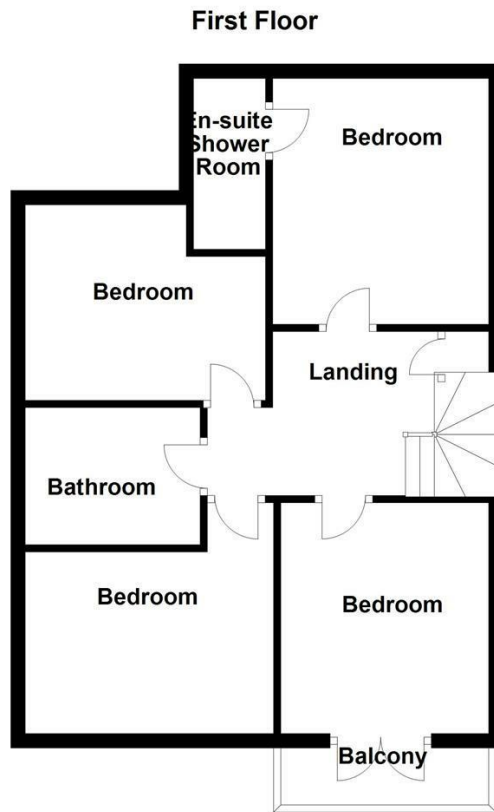
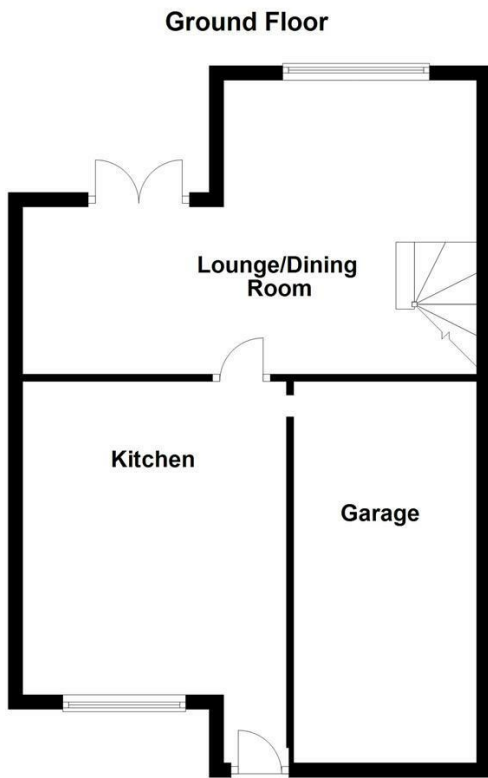
### ONLINE CONVEYANCING SERVICES:

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**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 87        |
| (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 |           |

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