



12c Spring Place Court, Mirfield, WF14 0QZ
Offers In The Region Of £180,000

bramleys





This well presented 3 bedroom end townhouse has deceptive accommodation over 3 floor levels and is realistically priced and would make an ideal purchase for the first time buyer, professional couple or young family. With transport links, schools and shops nearby, the property also benefits from modern fixtures and fittings with accommodation comprising:- entrance hall with built-in cupboard and ground floor WC, open plan dining kitchen and lounge with patio doors opening out onto the rear garden. To the first floor, there are 2 bedrooms with Jack & Jill shower room and to the second floor, there is a master bedroom and separate bathroom with 3 piece suite. Outside, the property benefits from gardens both front and rear and a tarmacadam off-road allocated parking space along with visitor parking. Energy Rating: TBA



GROUND FLOOR:

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

Entrance Vestibule

With a useful storage cupboard, a staircase elevating to the first floor and doors accessing the ground floor WC and living space.

WC

Furnished with a 2 piece white suite comprising low flush WC and pedestal wash hand basin. There is also a uPVC double glazed window to the front elevation and a central heating radiator.

Living Kitchen

24'1" x 11'1" (7.34m x 3.38m)

The kitchen comprises a range of modern base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 4 ring gas hob with extractor fan over and integrated oven beneath. There is a 1.5 bowl stainless steel sink unit with side drainer and mixer tap and space and plumbing for a washing machine. The dining area has a central heating radiator. The lounge area has a central heating radiator and takes advantage of views over the rear garden via the uPVC double glazed French doors providing ample light and air.

FIRST FLOOR:

Landing

Bedroom 2

11'4" x 11'2" (3.45m x 3.40m)

A second bedroom of double proportions having a uPVC double glazed window overlooking the rear of the property and a central heating radiator. A door gives access to the shower room.

Shower Room

Furnished with a 3 piece suite comprising shower cubicle with plumbed shower, pedestal wash hand basin and low flush WC. There is also a ladder style radiator.

Bedroom 3

11'1" x 6'3" (3.38m x 1.91m)

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

SECOND FLOOR:

Landing

With a loft access point and a useful airing cupboard which also houses the central heating boiler.

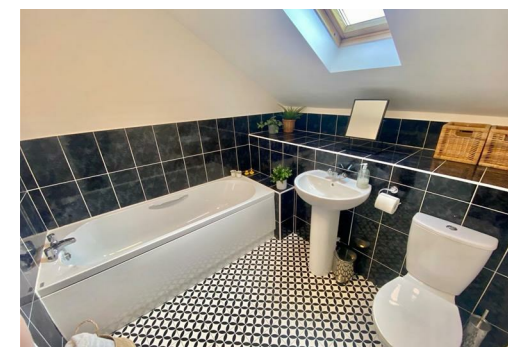
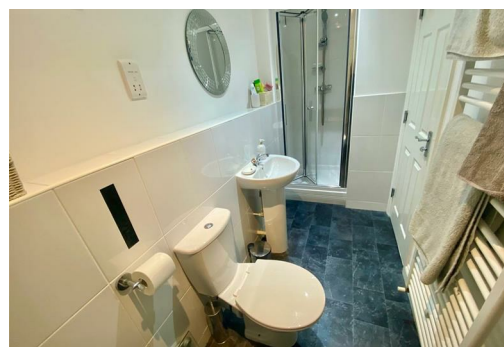
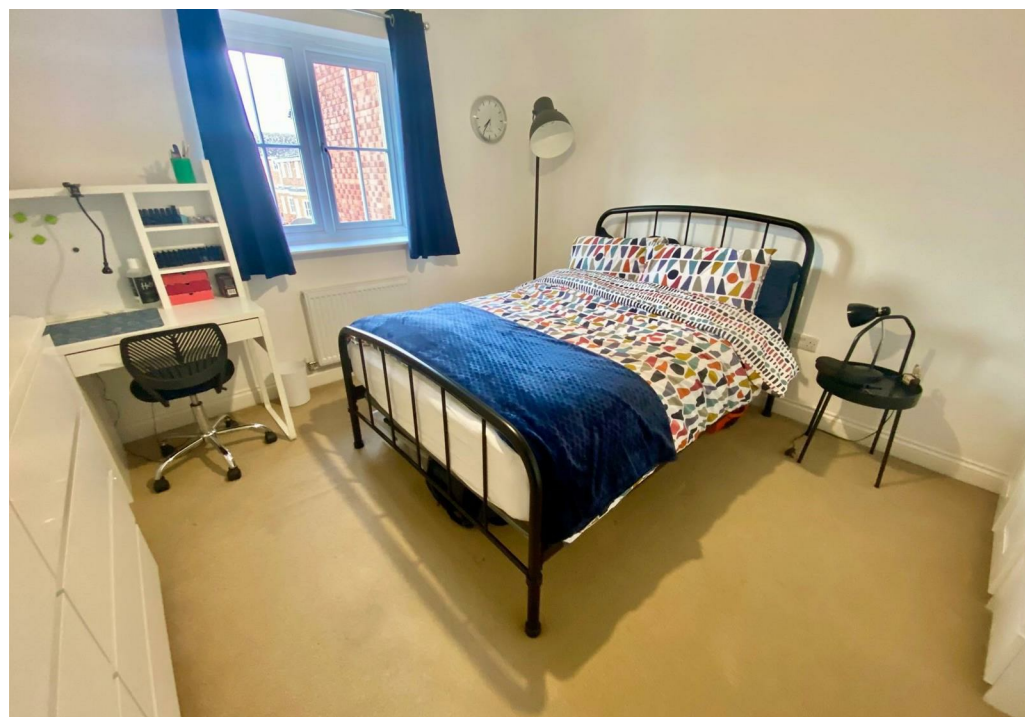
Master Bedroom

12'2" x 11'3" (3.71m x 3.43m)

Fitted with a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising panel bath, pedestal wash hand basin and low flush WC. There is part tiling, a central heating radiator and a velux style window.



OUTSIDE:

To the front, a paved path leads to the front door and the front garden is predominantly mature plants and bushes. There is a low maintenance garden to the rear being enclosed for security and privacy and with a paved patio area, artificial lawn and a useful storage shed. A rear gate gives access to the parking area where there is 1 allocated parking space along with further visitor spaces.

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 in the direction of Dewsbury via Huddersfield Road taking the third left into Church Lane and continue along into Dunbottle Lane. At the junction with The Dusty Miller pub, turn right into Flash Lane and continue into Shillbank Lane. Upon reaching the mini roundabout, turn right into Spring Place Gardens and continue ahead into Spring Place Court where the property can be found on the right hand side.

TENURE:

Leasehold - Term: 125 years from 01/01/2009

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.**

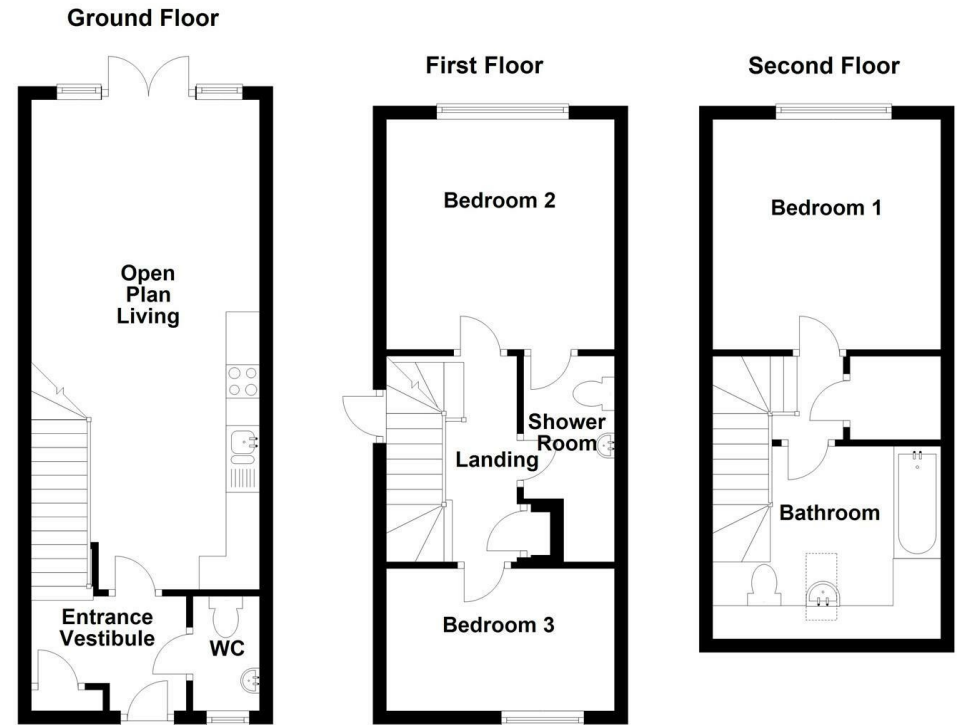
ONLINE CONVEYANCING SERVICES:

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

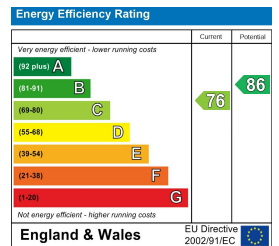


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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