



290 Huddersfield Road, Mirfield, WF14 9PY
Offers Over £180,000

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An internal inspection is the only way to appreciate this beautifully presented and finished 3 bedroomed mid terraced house. The property has undergone a full program of refurbishment works and no expense has been spared to create this ideal family home. Furnished with quality fixtures and fittings throughout, the property boasts contemporary kitchen and bathroom fitments, a media wall in the lounge and has an enclosed garden to the rear. Situated in an elevated position enjoying views to the front and having easy access to amenities, well regarded schooling and major road and rail links.

GROUND FLOOR

Entrance Vestibule

Accessed via a front exterior door and having stairs to the first floor.

Lounge

15'8" x 11'8" (4.78m x 3.56m)

A spacious and impressive Lounge located to the front and having a uPVC double glazed window and a central heating radiator. Feature recessed walls and a media wall with fire and TV are a focal point to the room and wall lights and matching contemporary lighting finish the look.

Dining Kitchen

15'4" x 12'6" (4.67m x 3.81m)

This good sized dining kitchen has been completely refurbished and now comes complete with a modern range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A range of integrated appliances are fitted and include an oven, an induction hob with contemporary extractor, a fridge freezer and a washing



machine. A uPVC double glazed window overlooks the rear, there is a central heating radiator and complimentary flooring. A door leads to the cellar and there is a useful storage cupboard and an exterior door leads to the rear garden.

FIRST FLOOR

Landing

With a feature timber panelled wall and access to the bedrooms and bathroom.

Bedroom 1

15'1" x 13'2" max (4.60m x 4.01m max)

Located to the rear and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

14'82 x 8'2" (4.27m x 2.49m)

Another good sized bedroom with views to the front via a uPVC double glazed window and having a central heating radiator.





Bedroom 3

11'4 max x 8'2" (3.45m max x 2.49m)

Incorporating the bulkhead and having a central heating radiator and a uPVC double glazed window.

Bathroom

11'6" x 5'8" (3.51m x 1.73m)

This brand new four piece bathroom certainly has the wow factor, with a walk in shower cubicle, free standing bath with independent controls, a wash basin and WC. There is complimentary wall tiling, a uPVC double glazed window and a ladder style radiator.

OUTSIDE

Situated in an elevated position with steps to the front door and a low maintenance garden. To the rear is a tiered garden.

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:

COUNCIL TAX BAND:

Band B

MORTGAGES:

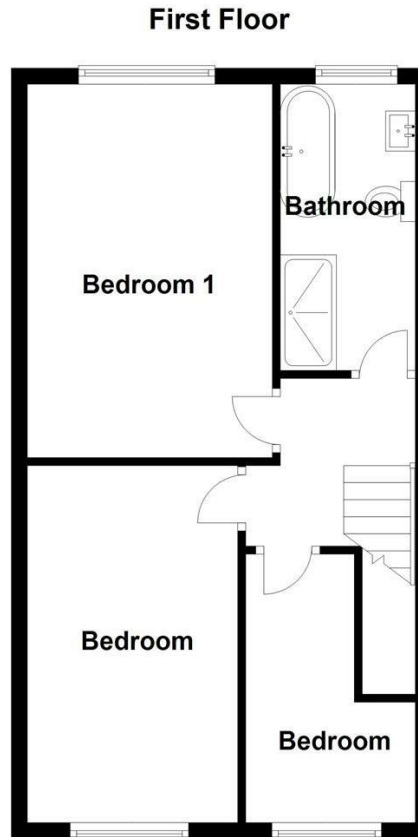
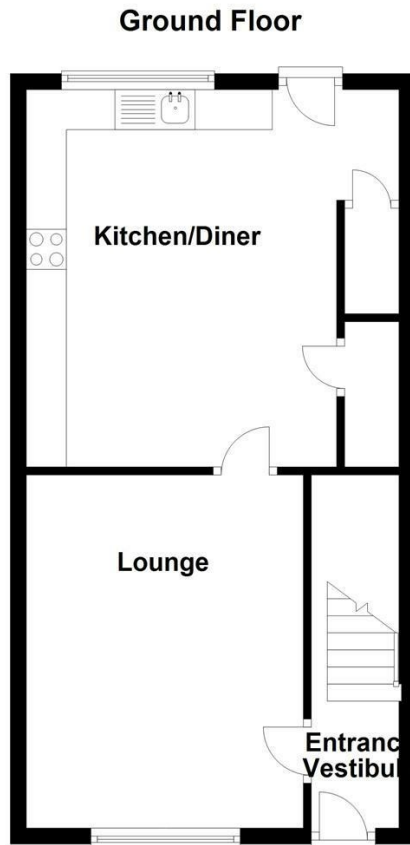
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ONLINE CONVEYANCING SERVICES:

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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