



3 Nettleton Road, Mirfield, WF14 9AA

£124,950

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Pleasantly positioned away from the main road is this well presented semi detached house. The one bed roomed accommodation has modern fixtures and fittings throughout and really could be occupied with the minimum of expense. Offering ideal accommodation for the first time buyer or down sizer, the property is handily placed close to the centre of Mirfield and all the amenities available there. With the benefit of a private enclosed garden, this property really should be viewed to be appreciated. Located with easy reach of major road and rail links for those needing to commute or travel.



GROUND FLOOR

Kitchen

7'5" x 5'0" (2.26m x 1.52m)

Accessed via a composite exterior door, the kitchen is fitted with a modern range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. An oven and two ring hob is also integrated within the kitchen and there is a central heating radiator and two uPVC double glazed windows.

Living Room

19'7" x 14'3" (5.97m x 4.34m)

This spacious and well presented living room has a uPVC double glazed window to the front and three central heating radiator. An open plan staircase leads to the first floor accommodation and there is a useful understairs utility cupboard housing the central heating boiler and has plumbing for an automatic washing machine. This leads to a storage cellar.

FIRST FLOOR

Landing

With access to the loft area.

Bedroom

14'6" x 10'2" (4.42m x 3.10m)

Overlooking the front via a upVC double glazed window and having a central heating radiator. The spacious bedroom also has two inbuilt wardrobes providing ample storage space.

Bathroom

The bathroom is furnished with a 3 piece suite comprising of panelled bath with shower over, pedestal wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE

The property is a low maintenance garden with decked and seating areas. The garden is enclosed by fencing and gateway.



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 A

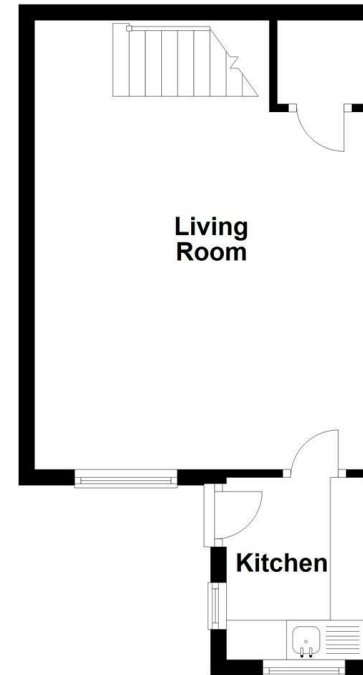
MORTGAGES:

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.

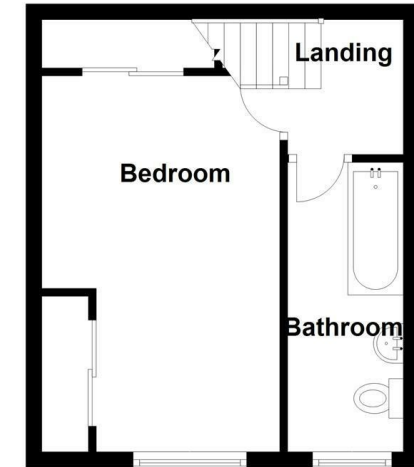
ONLINE CONVEYANCING SERVICES:

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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