



7 Pinfold Close, Mirfield, WF14 9JB  
Offers In The Region Of £425,000

bramleys

Bramleys are delighted to welcome to the market this superbly presented 3 bedroom, extended detached bungalow. Situated at the end of a quiet cul-de-sac in the highly sought after area of Mirfield, this property is fitted with quality fixtures and fittings throughout including electric underfloor heating within the bathroom and en suite, gas central heating and uPVC double glazing. With accommodation briefly comprising:- entrance hallway, well proportioned lounge, snug, open plan dining kitchen, 3 double bedrooms, master with en-suite and house bathroom. Externally there are gardens to the front and rear, off road parking for a number of vehicles and a detached garage. This desirable property would make an ideal purchase for a family or retired couple alike and is situated close to well regraded schooling and amenities. We strongly advise a viewing to fully appreciate the quality of accommodation throughout and see how this property could be occupied with the minimum of expense.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property via a composite and glazed external door into the entrance hallway.

### Entrance Hallway

This welcoming entrance hallway has Karndean flooring throughout and features a bespoke coat hanging space with shoe and boot storage. There are also built-in cupboards one of which houses the central heating boiler, a loft access point, central heating radiator and oak doors giving access to the internal rooms.

### Lounge

22'0" x 11'9" (6.71m x 3.58m)

This well proportioned reception room features a multi-fuel fire which has recently been serviced and is set to a Timber surround. There is also ceiling coving and a uPVC double glazed window to the front elevation, with the lounge being open to the Snug.

### Snug

12'0" x 10'8" (3.66m x 3.25m)

This pleasant addition to the existing accommodation could have a variety of uses and enjoys ample natural light by way of the uPVC double glazed window to the rear and aluminium double glazed sliding doors which access the rear garden.

### Dining Kitchen

24'3" x 10'3" (7.39m x 3.12m)

This well proportioned dining kitchen enjoys ample natural light by way of aluminium double glazed multi-sliding doors and a further uPVC double glazed window. The kitchen area has a range of fitted wall and base units with concealed pantry storage cupboards and has laminated working surfaces and tiled splashbacks. Inset to the work surface is a ceramic sink unit with side drainer and mixer taps, also incorporated with the working surface is a 5 ring gas hob with stainless steel extractor with glass hood. Further integrated appliances include oven, microwave oven, fridge/freezer, dishwasher and within the concealed pantry storage cupboard there is plumbing for a washing machine and space for a dryer. The Karndean floor runs throughout the whole of this room and into the dining area where there is also a central heating radiator and TV point.

### Master Bedroom

12'6" x 10'0" (3.81m x 3.05m )

Having views over the rear garden via the uPVC double glazed window,

the master bedroom has fitted wardrobes to one wall with ample hanging and storage space. A door accesses the en suite.

### En suite Shower Room

Fitted with a 3 piece suite comprising a shower cubicle with electric Mira shower, low flush WC and vanity sink unit. There is a uPVC double glazed window to the rear elevation, central heating ladder style radiator and electric underfloor heating.

### Bedroom 2

12'6" x 7'8" (3.81m x 2.34m)

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

### Bedroom 3

11'4" x 7'8" (3.45m x 2.34m)

A third bedroom which is of double proportions and is currently used as an office. With a central heating radiator and uPVC double glazed window to the front elevation.

### Bathroom

This well presented bathroom is furnished with a 4 piece suite comprising shower cubicle with shower, panelled bath with shower attachments, vanity sink unit with storage cupboards and a low flush WC. There is electric underfloor heating, a ladder style radiator and uPVC double glazed window to the front elevation.

### OUTSIDE:

To the front of the property there is ample off road parking, which leads to a larger than average garage. The front garden is predominantly laid to lawn with wrought iron fencing, mature planted borders and stairs lead to the front door. Gated access to the side of the property from the drive gives access to the side which comprises of a larger than average storage shed and to the other side of the property there is a further storage shed. The rear garden is private and predominantly lawned with mature planted borders, hedging and a paved patio area which is a ideal place for summer dining. It also has an outside water tap and outdoor electric socket This garden would fit all requirements from a safe and secure place for children to play, an ideal place for entertaining in the summer months and relaxation.

### Garage

Having a electric door, water tap, power and light points.

## 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 office via Huddersfield Road in the direction of Dewsbury taking a left onto Knowl Road, take the first right onto Crowlees Road, taking the second left onto Pinfold Lane and the first left onto Pinfold Close where this property can be found to the right at the end of the cul-de-sac clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## MORTGAGES:

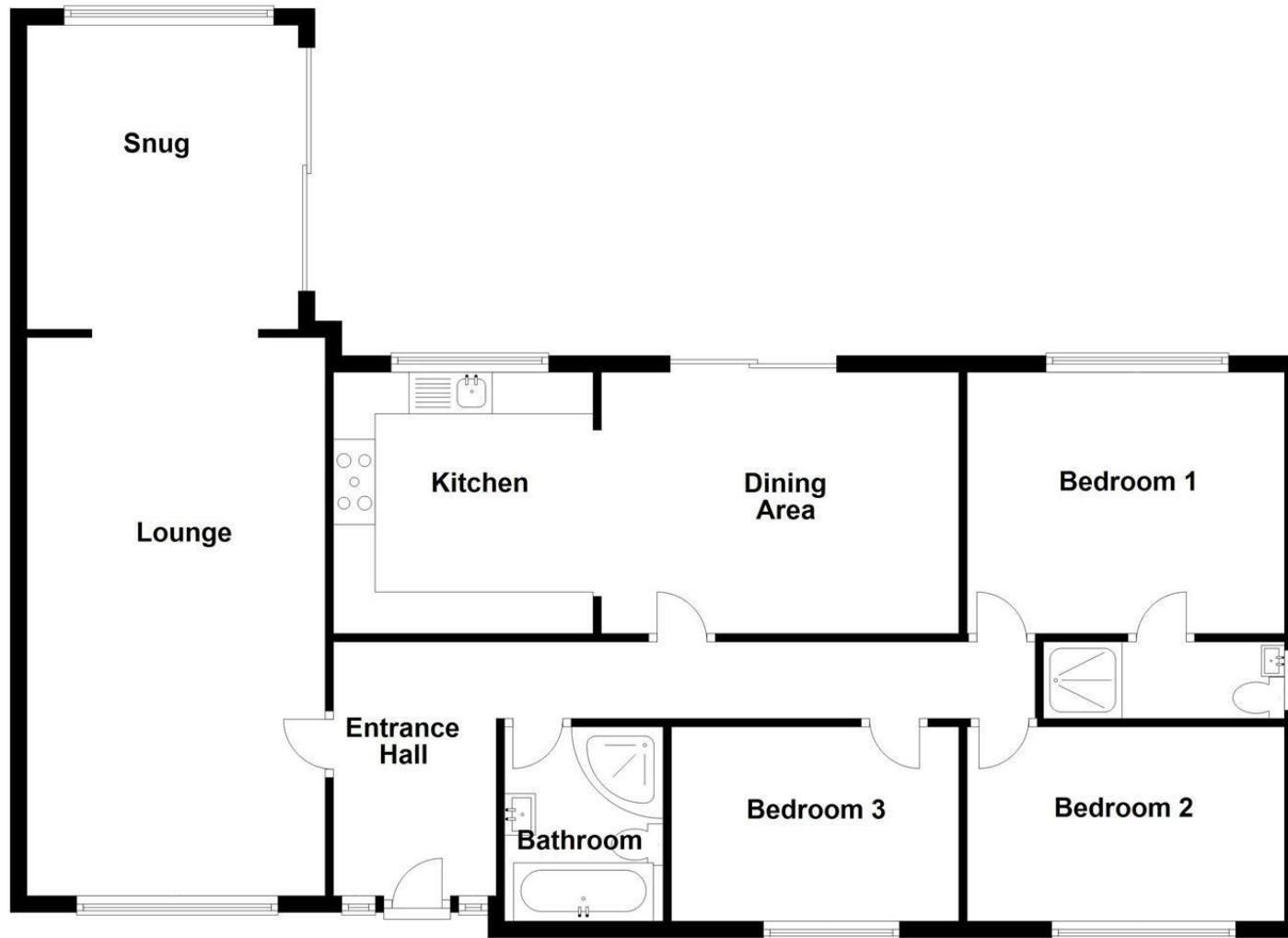
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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



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