



100 Shill Bank Lane, Mirfield, WF14 0QT
£118,000

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Offered for sale with no upper chain, is this 2 bedroom rear back to back property. Situated in a quiet locality, this property would make an ideal renovation project for a first time buyer or investor alike. Features include newly installed double glazing (CERTAS/FENSA ?), a gas fired central heating system and accommodation comprising:- ground floor dining kitchen, lounge and lower ground floor cellar. To the first floor there are 2 bedrooms and a bathroom.

The property is ideally placed for access to local amenities including public transport links with access to nearby towns and cities. An internal viewing is highly recommended to fully appreciate the potential that this property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC double glazed external door into the dining kitchen.

Dining Kitchen

16'8" x 7'4" (5.08m x 2.24m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is a 1.5 bowl stainless steel sink unit with side drainer and mixer tap, 4 ring gas hob with overhead extractor, electric oven, space for a fridge freezer and space for a washing machine. There is also a wall mounted gas boiler, central heating radiator, uPVC double glazed window to the rear and access to the lounge.

Lounge

16'4" x 13'9" (4.98m x 4.19m)

With a central heating radiator, electric fire and a door accessing the staircase.

FIRST FLOOR:

Landing

Bedroom 1

11'3" x 9'0" (3.43m x 2.74m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom 2

7'5" x 7'2" (2.26m x 2.18m)

With a built-in storage cupboard, central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, panelled bath with shower over and a pedestal wash hand basin. There are part tiled walls and a central heating radiator.

OUTSIDE:

There is yard area which is enclosed by timber fencing.



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 Mirfield via Huddersfield Road in the direction of Dewsbury, taking the left hand turn into Knowl Road. Take the first right into Crow Lees Road and follow round on to Towngate and Cam Lane. At the conclusion of Cam Lane turn left into Dunbottle Lane and a further right, in front of the Dusty Miller public house into Flash Lane. Proceed along Flash Lane which then becomes Shill Bank Lane and just before the mini roundabout turn right where the property will be found at the rear of 102 Shill Bank Lane.

TENURE:

Freehold

COUNCIL TAX 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:

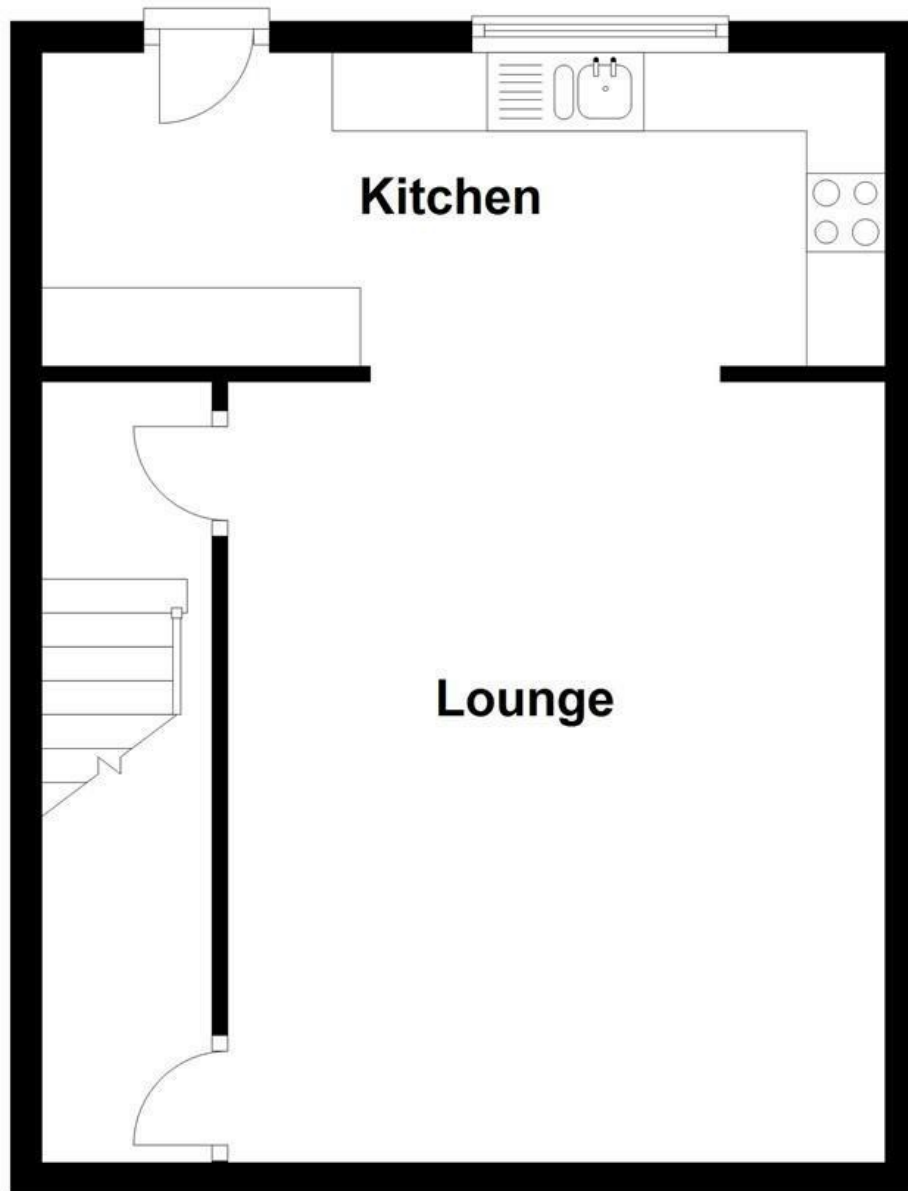
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing 01924 495334.

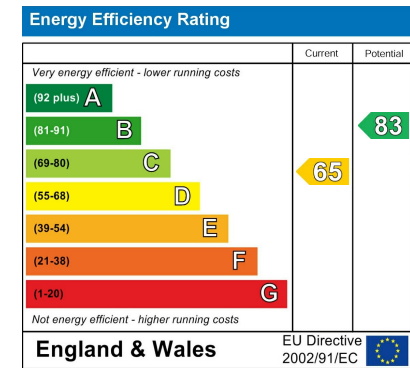
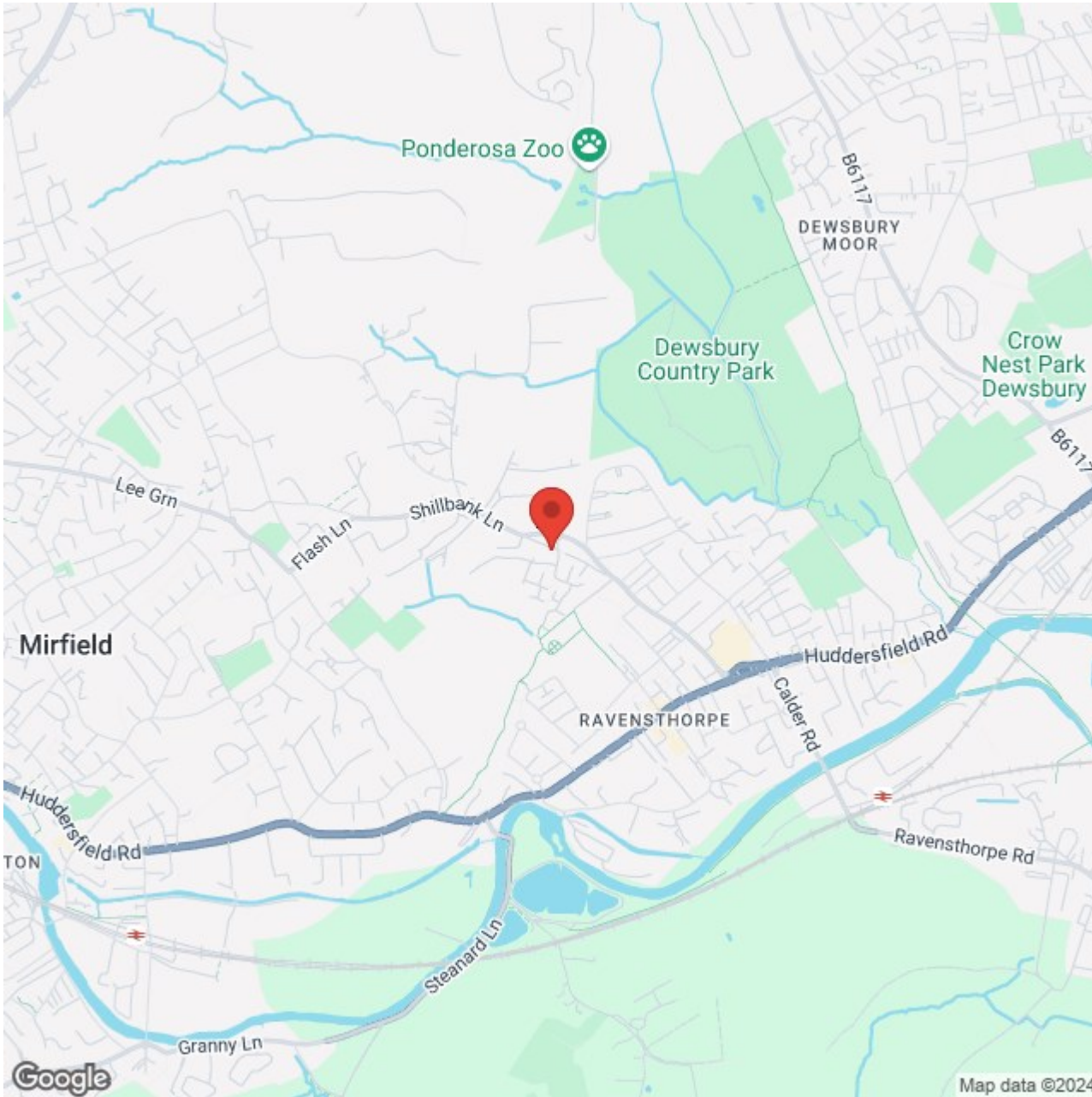


Ground Floor



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

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