



10 St. Michael's Close, Thornhill, Dewsbury, WF12 0JU

£150,000

bramleys



Enjoying a cul-de-sac location, this 3 bedroom mid townhouse is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Being an ideal purchase for a first time buyer/young family and having tidy, well maintained accommodation comprising: entrance hall, lounge diner, kitchen, 2 doubles, 1 single bedroom and three piece bathroom. Outside there is a driveway to the front providing off road parking and a lawned garden to the rear. Handily placed for amenities and schools, an internal inspection is recommended to fully appreciate.



GROUND FLOOR:

Entrance Hall

Having a composite door, a central heating radiator and staircase rising to the first floor level.

Lounge Diner

24'3 x 11'6 (7.39m x 3.51m)

This spacious reception room has front and rear uPVC double glazed windows, a fireplace surround with pebble effect gas fire, sliding door to kitchen and a central heating radiator.

Kitchen

8'10 x 7'3 (2.69m x 2.21m)

Having a range of wall and base units with working surfaces over and tiled splash back, gas cooker point, sink unit, space for under counter fridge and freezer, plumbing for a washing machine and there is an under stair store cupboard. The kitchen also has a uPVC external door to the garden.

FIRST FLOOR:

Landing

The landing has access to the loft via a hatch and a built in cupboard which houses the water tank.

Bathroom

The bathroom has tiling to the walls and floor, corner bath with shower attachment over and screen, wc, vanity sink with storage beneath, chrome ladder style radiator, extractor fan and a uPVC double glazed window.

Bedroom 1

14'0 x 8'10 (4.27m x 2.69m)

Situated to the front and enjoying distant views between neighbouring houses. This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'0 x 8'10 (3.05m x 2.69m)

Another double room situated to the rear which also has a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'0 x 5'6 (2.44m x 1.68m)

A single room with a central heating radiator and a uPVC double glazed window.



OUTSIDE:

To the front is a driveway providing off road parking. The rear garden houses a timber shed, has a lawn and flagged patio and path. The small area beyond the fence to the rear also belongs to the property and provides useful space for bin storage or a further shed if required. At the end of the cul-de-sac towards the left there is a strip of additional land which is on the deeds. For further information regarding this please enquire with Bramleys.

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, continue to the gyratory and take the right hand lane, turning right into Calder Road. Continue along the road which in turn becomes Ravensthorpe Road and at the mini roundabout go straight ahead into Lees Hall Road. Follow this road round and continue onto Ingham Road, at the junction turn right onto Slaithwaite Road which in turn becomes The Common. Continue along this road which in turn becomes The Combs and then Church Lane. Turn right onto Frank Lane and go up the road, turn left onto St Michael's Mount and then left onto St Michael's Close.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

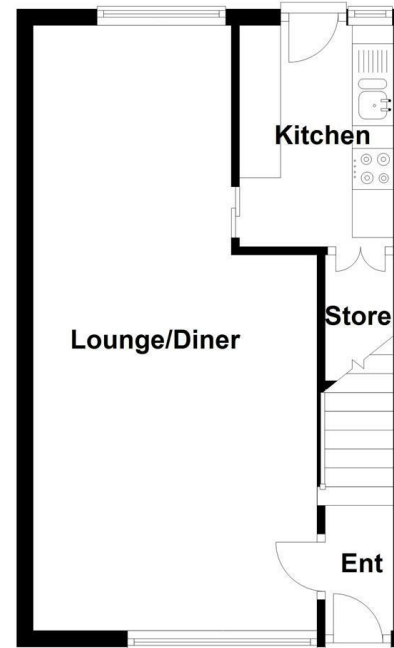
MORTGAGES:

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.

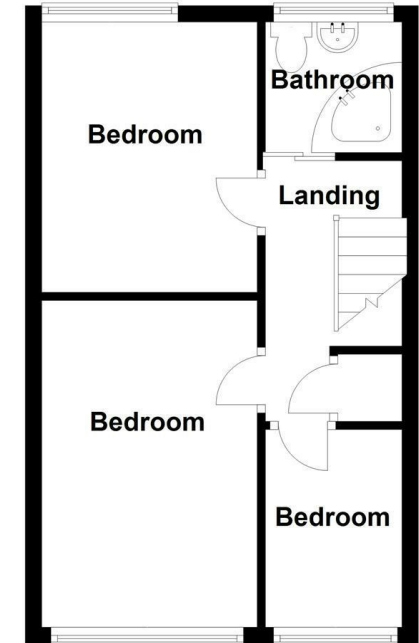
ONLINE CONVEYANCING SERVICES:

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			
(112 plus)	A		
(81-111)	B		
(69-80)	C		
(55-68)	D		
(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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