



4 Bank Street, Mirfield, WF14 9QF

£475,000

bramleys

Bramleys are pleased to offer for sale this impressive stone built double fronted detached period residence, standing slightly elevated from roadside. Offering spacious and well presented accommodation, the property retains many of its period features and will make an ideal family home. The four bedroomed accommodation boasts two reception rooms, an impressive entrance hall, a ground floor study/additional bedroom, a family dining kitchen with an Aga, utility and ground floor WC, plus a four piece house bathroom. Externally there is a garage and parking along with a pleasant private garden with seating area enjoying far reaching views. Located in an ever popular area with local amenities, well regarded schooling and major road and rail links nearby. An early viewing is strongly encouraged as the only way to truly appreciate this individual and impressive home.





## GROUND FLOOR

### Entrance Hall

A grand entrance hall accessed via a front exterior door and having hardwood flooring, two central heating radiators and an impressive staircase leading to the first floor accommodation. Dado rail, ceiling coving, decorative ceiling rose with two ceiling light points.

### Lounge

15'4" x 14'11" (4.67m x 4.55m)

This pleasant lounge overlooks the front of the property and retains many original features. an encased double glazed sliding sash windows which gives the room a good degree of natural light, there is a central heating radiator, oak effect laminate floor, picture rail, moulded ceiling cornice, decorative ceiling rose with ceiling light point, and as the main focal point of the room there is an impressive slate fireplace with open grate and granite hearth.

### Sitting Room

15'4" x 13'8" (4.67m x 4.17m)

This spacious second reception room also overlooks the front via an encased double glazed period sliding sash window and has two central heating radiators. To one wall is a decorative fireplace with tiled back, hearth and inset gas fire and wire hung spotlights and period coving complete this pleasant and versatile room.

### Study/bedroom

9'8" x 8'4" (2.95m x 2.54m)

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

### Kitchen with Dining Area

21'1" x 11'3" plus dining area (6.43m x 3.43m plus dining area )

This good sized and well planned kitchen is fitted with a range of units faced in ash, granite worktops and a lovely gas aga. Quarry tiled flooring throughout. 1&1/2 Belfast sink with mixer tap, plumbing for dishwasher or tumble dryer. , two windows to both elevations.

### Utility Area

With an exterior stable door and plumbing for an automatic washing machine with work top and base cupboard. There area fitted storage cupboards and a further door into the ground floor WC. Quarry tiled floor, cloaks rail.

## Groundfloor WC

Having a WC, a double glazed window and built in storage cupboards housing the central heating boiler. An access door leads into the garage. Quarry tiled floor.

## Basement

With keeping cellar having stone table, stone flagged floor, frosted glass window together with fuel storage room.

## FIRST FLOOR

### Landing

A spacious landing with a turned staircase and a double glazed window enjoying views over the garden. Dado and picture rail.

### Bedroom 1

15'2" x 13'4" to wardrobe fronts (4.62m x 4.06m to wardrobe fronts )

An impressive and spacious master bedroom overlooking the front via an encased double glazed sliding sash window with fitted blinds. A good range of fitted wardrobes sit to one wall and there is a central heating radiator.

decorative ceiling rose, dado and picture rails.

### Bedroom 2

15'0" x 12'8" (4.57m x 3.86m)

A spacious room, again located to the front and having a central heating radiator and an encased double glazed large sliding sash windows with fitted blinds, picture rail.

### Bedroom 3

13'5" x 11'4" (4.09m x 3.45m)

Another double bedroom overlooking the rear garden via a double glazed window having a picture rail a central heating radiator and fitted cupboards to one wall housing the water tank.

### Bedroom 4

6'6" x 6'0" (1.98m x 1.83m)

Currently used as an home office, having a central heating radiator and a double glazed sliding sash window with fitted blinds.

## House Bathroom

Furnished with a four piece suite, this sizable bathroom has a walk in shower cubicle, a

shaped spa bath, a wash basin and a WC. There is some tiling to the walls, large linen cupboard, 2 windows to 2 elevations, and a ladder style radiator.

## OUTSIDE

Situated in an elevated position to the front of the property there is a wrought iron gate which opens onto steps which leads to the front door. boarded by a stone wall which features wrought iron railings and has a low maintenance garden with plum slate chippings and rockery with planted shrubs, there is a driveway to the side (shared with the neighbour) to the rear of the property there is parking with electric charging point and a single garage with up and over door, power lighting and water. Steps lead up to a spacious private garden area with lawns and patio seating, established planted sections and far reaching views.

## 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 D

## 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:

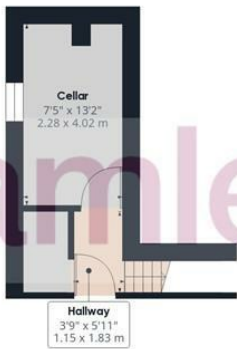
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







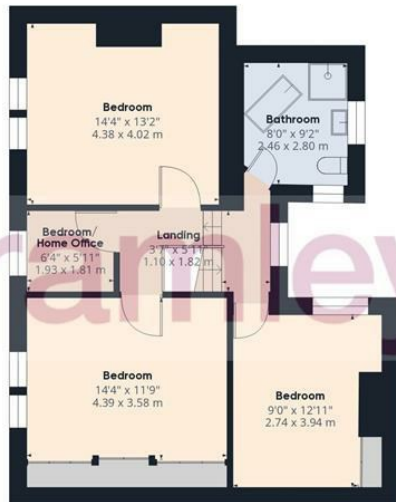
bramleys



bramleys



bramleys



Approximate total area<sup>m</sup>

1822.33 ft<sup>2</sup>  
169.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Huddersfield | Halifax | Elland | Mirfield

