



3 St. Marys Walk, Mirfield, WF14 0QB  
£269,950

**bramleys**

Bramleys are delighted to offer for sale this superbly presented 3 bedroom extended semi-detached property. Being deceptive in size this property provides modern conveniences such as gas fired central heating and uPVC double glazing throughout. Together with a layout which comprises:- ground floor entrance hall, well proportioned lounge/dining room, conservatory, kitchen, utility room, WC, first floor landing, 3 bedrooms (2 of which are of a generous size) and a modern bathroom. Externally there is an integral garage, gardens to both the front and rear, as well as off road parking for a number of vehicles. St Marys Walk is a well regarded area, which is conveniently positioned for access to local schooling, public transport links and Mirfield Town centre which is a short drive away. An internal viewing is highly recommended to fully appreciate the deceptive size of this property and the quality of accommodation on offer.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into the entrance hallway.

### Entrance Hallway

Having a central heating radiator, useful understairs storage cupboard, doors accessing the lounge and kitchen and a staircase rising to the first floor.

### Lounge

24'5" x 11'8" max (7.44m x 3.56m max)

An excellent sized reception room which extends from the front to the rear of the property. Fitted with a feature fireplace with inset living flame gas fire, there is ample natural light from the uPVC double glazed window to the front elevation and uPVC double glazed French doors leading to the conservatory.

### Conservatory

10'0" x 8'2" (3.05m x 2.49m)

This room is currently used as a playroom but, would make an excellent space for relaxation or dining. With uPVC double glazed windows to 3 aspects, uPVC double glazed French doors accessing the rear garden and also fitted with a central heating radiator.

### Kitchen

9'8" x 9'5" (2.95m x 2.87m )

Fitted with a range of matching wall and base units with laminated working surfaces and tiled splashbacks. There is a 4 ring gas hob with extractor fan over, 1.5 bowl ceramic sink with side drainer and mixer tap, oven and

microwave, together with space and plumbing for a dishwasher. The kitchen also has a uPVC double glazed window to the rear elevation, a uPVC double glazed exterior door accessing the rear and a central heating radiator. The kitchen is open to the utility room.

### Utility Room

Having a uPVC double glazed window to the side elevation, space and plumbing for a washing machine and dryer, wall mounted boiler and a door accessing the cloakroom/WC.

### Cloakroom/WC

Fitted with a 2 piece suite comprising pedestal wash hand basin and low flush WC.

## FIRST FLOOR:

### Landing

Having doors accessing all of the first floor accommodation and loft access point.

### Master Bedroom

14'8" x 12'4" (4.47m x 3.76m)

This well presented master bedroom which forms part of the extension is situated to the front of the property, enjoying an abundance of natural light via the 2 uPVC double glazed windows to the front elevation and is generously proportioned which also allows for a dressing area.

### Bedroom 2

16'2" x 8'2" (4.93m x 2.49m )

Another generously proportioned double bedroom, having uPVC double glazed windows

to the front and side elevation and there is a central heating radiator .

### Bedroom 3

9'9" x 7'8" (2.97m x 2.34m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bathroom

Being part tiled and furnished with a 3 piece suite comprising bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is a ladder style radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property there is a tarmac driveway leading to the integral single garage. The front garden is mainly laid to lawn with mature planted borders and is walled. A timber gate gives access to the side of the property, which leads round to the rear garden which is fenced and predominantly laid to lawn with a paved patio seating area.

### Integral Single Garage

Having power and light points, together with an up and over door.

## 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 via Huddersfield Road in the direction of Dewsbury. Taking the 3rd left into Church Lane which follows on into Dunbottle Lane at The Dusty Miller Pub turn right into Flash Lane and continue on into Shillbank Lane where St Marys Walk can be found as a turn in on the right hand side and this property can clearly be identified via the Bramleys for sale sign.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

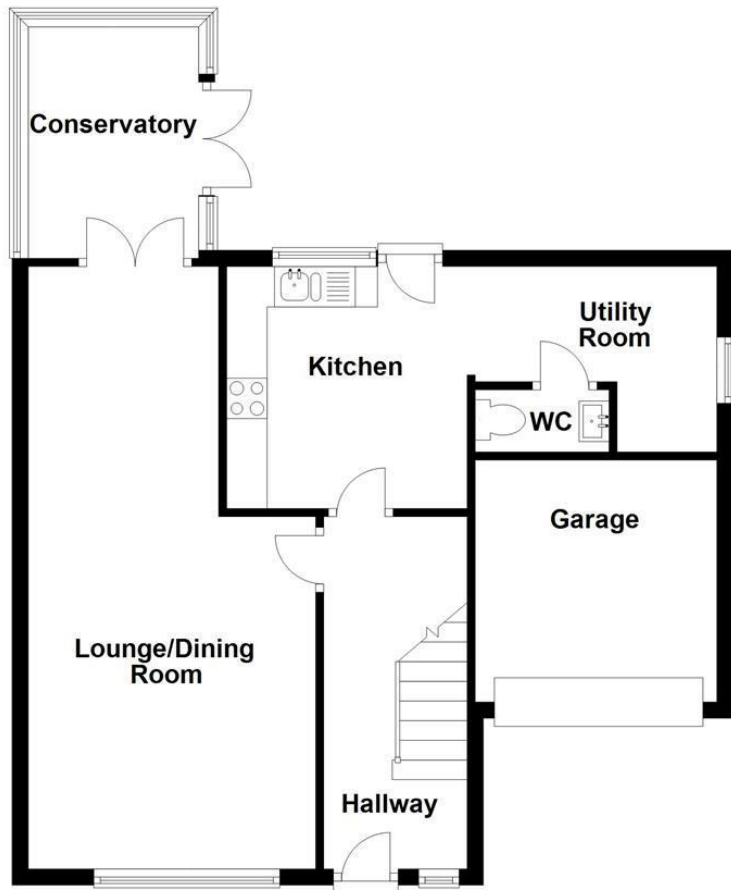
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

## ONLINE CONVEYANCING SERVICES:

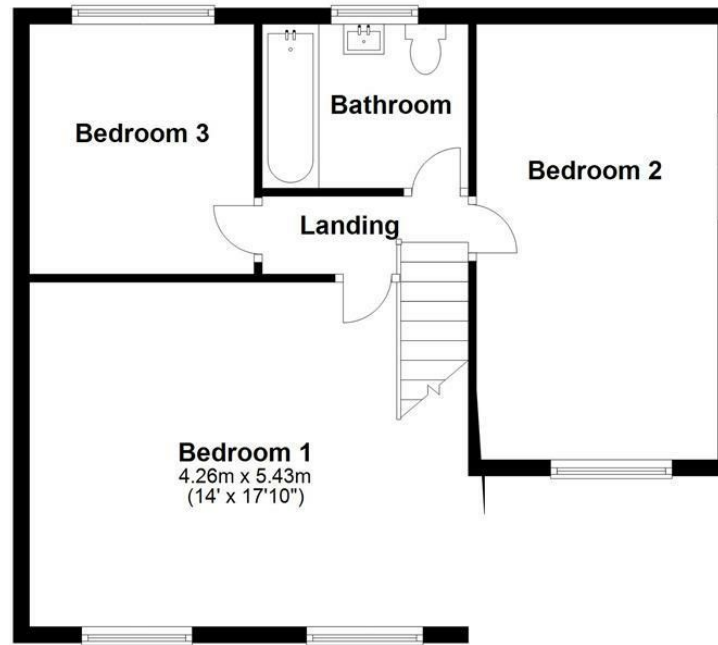
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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	

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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