



22 Granny Lane, Mirfield, WF14 8LF  
Offers Over £242,000

**bramleys**

Bramleys welcome to the market this extremely well presented 3 bedroom townhouse situated in the popular residential area of Lower Hopton. The property is ideally placed for Mirfield town centre and all the amenities afforded there including the train station and well regarded schooling. Features include gas fired central heating system and uPVC double glazing throughout with a layout comprising: Entrance vestibule, kitchen/Diner, lounge, utility, 3 first floor bedrooms, bathroom and separate W.C. Externally there is off road parking and good sized gardens to both front and rear. We would advise an internal viewing to fully appreciate the size and how well presented this property is.





## GROUND FLOOR

Enter the property via a composite and glazed door into the welcoming vestibule.

### Entrance Vestibule

Having a staircase rising to the first floor and doors accessing the lounge and kitchen/diner.

### Lounge

18'7 x 11'7 (5.66m x 3.53m)

A superb reception room decorated with a feature wall and featuring a log burner set to the fireplace with a timber mantle. To the front elevation there is a uPVC double glazed window and uPVC double glazed French doors accessing the rear.

### Kitchen/Diner

18'8 x 11'6 (5.69m x 3.51m)

This extended kitchen feels like the heart of the home with a log burner fire set to a brick built fireplace with a timber mantle. The kitchen area is fitted with a range of base and wall units

with laminated working surfaces and tiled splashbacks and has a breakfast bar area that seats 2. There is a Belfast sink and appliances that include a range cooker with extractor fan over and there is space for a freestanding American fridge freezer. Having a large window overlooking the rear garden, a door to a useful pantry cupboard, a door accessing the utility room and an exterior door to the rear garden.

### Utility Room

Having space and plumbing for both a washer and a dryer with over counter tops, this useful utility has a UPVC double glazed window to the front elevation.

## FIRST FLOOR

### Landing

Having stairs up to the bathroom, a cupboard, a uPVC double glazed window and doors accessing the first floor accommodation.





### Bedroom 1

15'9 x 9'3 (4.80m x 2.82m)

This well proportioned master bedroom features a cast iron fireplace and has a uPVC double glazed window overlooking the rear garden.

### Bedroom 2

11'6 x 8'4 (3.51m x 2.54m)

A second bedroom of double proportions situated to the front of the property and has a UPVC double glazed window.

### Bedroom 3

8'5 x 8'2 (2.57m x 2.49m)

This single bedroom has a uPVC double glazed window to the rear.

### W.C

Having a low flush W.C and a uPVC double glazed window to the rear elevation.

### Bathroom

This modern bathroom is fitted with a 2 piece suite comprising panelled bath with shower over and a vanity sink set to vanity cupboards allowing for storage. There is a uPVC double glazed window to the front of the property.

### OUTSIDE

To the front of the property is a gravelled driveway which has parking for a number of vehicles. The front garden has been landscaped and has an artificial lawn with a paved seating area. A pathway from the front leads to the rear of the property which is fenced and has exterior lighting. The garden is mainly laid to lawn and there is a large decked seating area and a paved patio area, making this a wonderful place to entertain in the summer months and a secure safe place for children to play.



### 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 in the direction of Huddersfield and turn left at the traffic lights onto Station lane. At the mini roundabout turn left onto Granny Lane where this property can be found on the right.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band B

### 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.

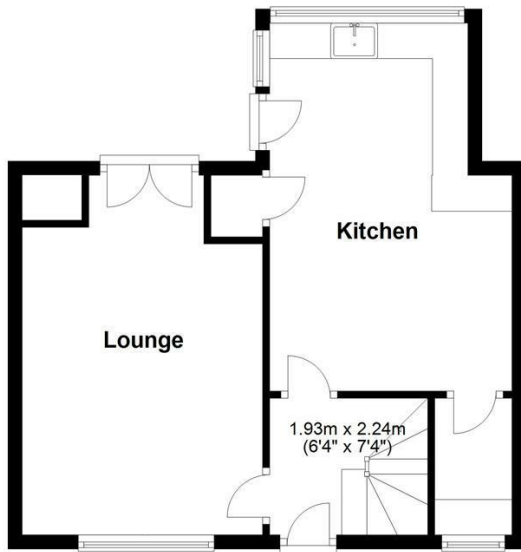
### ONLINE CONVEYANCING SERVICES:

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.

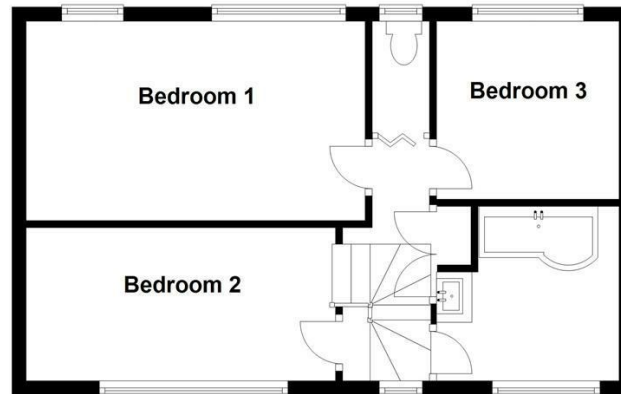




Ground Floor



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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(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	