



3 North Place, Mirfield, WF14 0NP  
£159,950

bramleys

This rear 2 bed back-to-back terrace has undergone a recent programme of refurbishment to include a newly fitted kitchen, re-decoration throughout, new carpeting/flooring, internal doors, external door and windows.

Being offered for sale with NO VENDOR CHAIN and VACANT POSSESSION, the property has uPVC double glazing, gas fired central heating and accommodation comprising:- entrance vestibule, kitchen with integrated appliances, lounge, lower ground floor cellar, first floor landing, 2 bedrooms (1 double 1 single) and a 3 piece bathroom.

Externally, there is a larger than average private lawned garden. Handily placed for amenities and bus routes, together with Mirfield town centre and train station which is just over 1 mile away. Ideal for a first time buyer requiring a property they can move straight into.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property through a composite external door gives into the entrance vestibule.

### Entrance Vestibule

With a staircase rising to the first floor level.

### Kitchen

12'8" x 9'6" (3.86m x 2.90m)

Having uPVC double glazed windows to side and rear, together with a range of newly fitted wall and base units with working surfaces over and tiled splash backs. There are integrated appliances including dishwasher, electric hob, oven and extractor hood, as well as space for a washing machine and tall fridge freezer. There is also a cupboard which houses the Worcester Bosch central heating boiler.

### Lounge

16'0" x 13'11" (4.88m x 4.24m)

A spacious reception room which has open access from the kitchen. The lounge has 2 uPVC

double glazed windows, an oak fireplace surround with coal effect gas fire and access to the cellar.

## LOWER GROUND FLOOR:

### Cellar

Providing useful additional storage space.

## FIRST FLOOR:

### Landing

### Bedroom 1

10'3" x 9'6" (3.12m x 2.90m)

This double room has a uPVC double glazed window and a central heating radiator.

### Bedroom 2

11'3" x 5'5" (3.43m x 1.65m)

This single room has a uPVC double glazed window and a central heating radiator.



## Bathroom

Furnished with a three piece suite comprising of a bath with shower attachment over and screen, WC, vanity wash basin with storage beneath, chrome ladder style radiator, part tiled walls, extractor fan and a uPVC double glazed window.

## OUTSIDE:

A larger than average garden for this style of property, being mainly lawned and providing a good level of privacy. Ideal for pets or young children.

## 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 the Mirfield office via Huddersfield Road in the direction of Dewsbury. Take the first left turning onto Knowl Road. Continue along this road which becomes Old Bank Road and at the end of this road turn left onto Sunny Bank Road and then immediately right at the sandwich shop onto North Place where the property can be found to the rear.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band A

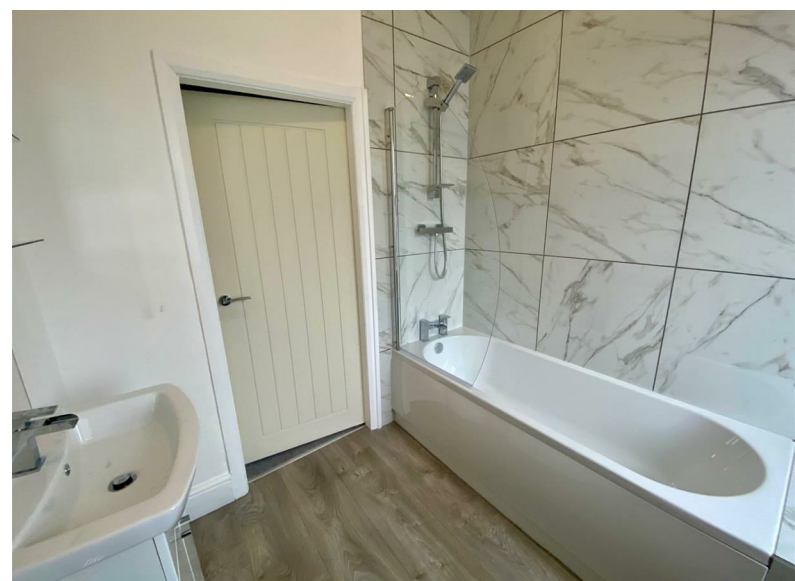
## MORTGAGES:

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:

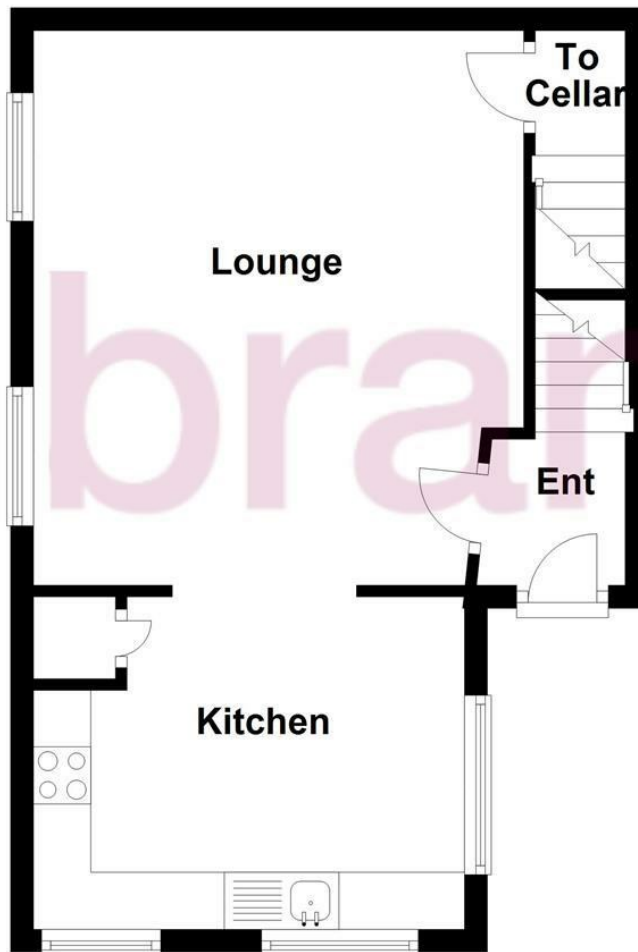
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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