



31 Slipper Lane, Mirfield, WF14 0HE

£265,000

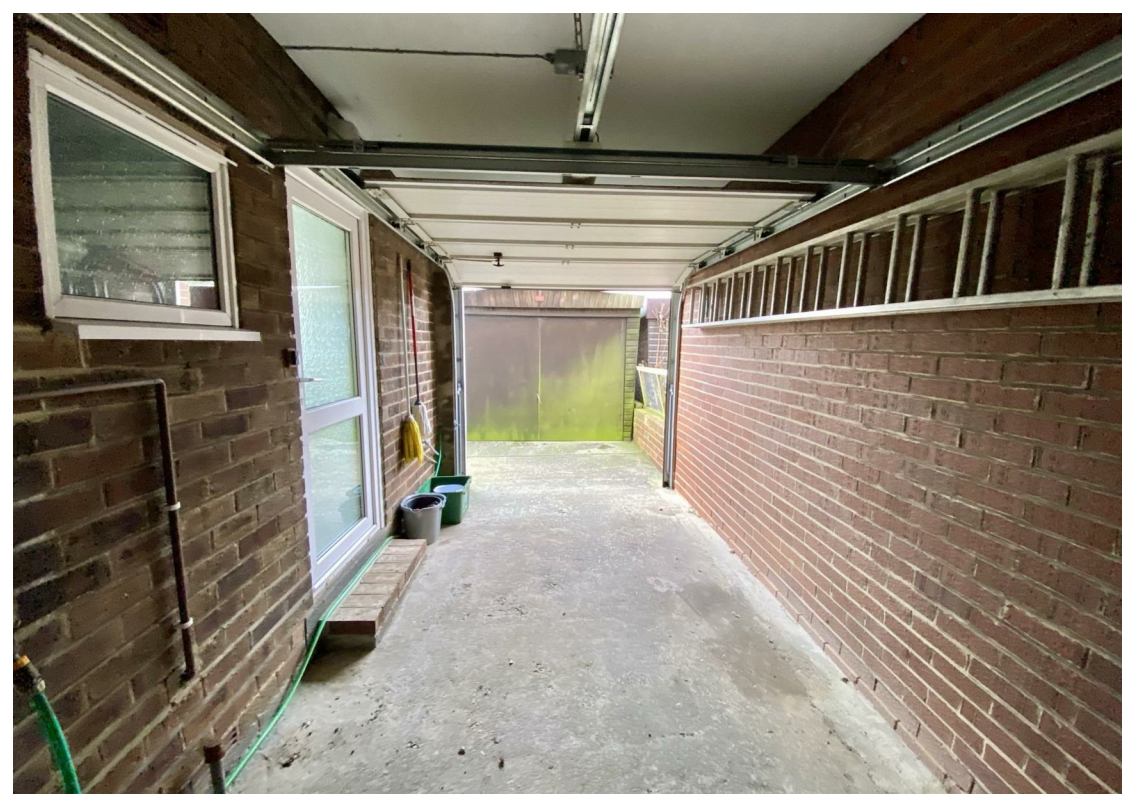
bramleys

Offered for sale with no upper chain, is this 4 bedroom extended semi-detached property. Having beautiful far reaching views to the rear, with a generously sized garden. This property would make a superb purchase for the young and growing family, looking for a home they can modernise from the outset. The property currently provides gas fired central heating and uPVC double glazing.

Situated near to local schools and public transport links, with the motorway network also only being a short drive away. An internal viewing is highly recommended to fully appreciate the potential this property has to offer, with accommodation briefly comprising:- lounge, dining room, kitchen, first floor landing, 4 bedrooms and bathroom. Externally, there is an attached garage which leads to a further detached garage, together with gardens to both front and rear.

Energy Rating: TBA





GROUND FLOOR:

Enter the property through a uPVC double glazed door into the lounge.

Lounge

18'0" x 13'1" (5.49m x 3.99m)

Having a uPVC double glazed bay window to the front of the property, which overlooks the front garden. This good sized reception room also has a gas fire set within a decorative surround with back and hearth, ceiling coving, a central heating radiator and a uPVC double glazed window to the side elevation. A door gives access to the dining room.

Dining Room

18'0" x 8'3" (5.49m x 2.51m)

A generously sized dining room which has a uPVC double glazed window to the rear elevation, access to a useful understairs storage cupboard and a uPVC door which accesses the garage. There is open access into the kitchen.

Kitchen

10'5" x 8'6" (3.18m x 2.59m)

Fitted with a range of matching wall and base units, laminated work surfaces and tiled splashbacks, inset 1.5 bowl stainless steel sink with side drainer and mixer tap, integrated appliances include a 4 ring electric hob, stainless steel extractor fan, double oven, fridge and freezer. There is also space and plumbing for a washing machine, uPVC double glazed window to the rear elevation which overlooks the beautiful garden.

FIRST FLOOR:

Landing

With a useful storage cupboard, loft access point and doors accessing the bedrooms.

Bedroom 1

11'3" x 9'0" (3.43m x 2.74m)

The master bedroom is situated to the front of the property and has a bay window and central heating radiator. There are also fitted wardrobes to one wall which allow ample storage and hanging space.

Bedroom 2

10'1" x 9'0" (3.07m x 2.74m)

Situated to the rear of the property, having a central heating radiator, fitted wardrobes to one wall and a uPVC double glazed window to the rear elevation which provides far reaching views over the garden and beyond.

Bedroom 3

11'6" x 7'8" (3.51m x 2.34m)

Having fitted wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 4

7'1" x 6'8" (2.16m x 2.03m)

This bedroom of single proportions is situated to the front of the property, having a uPVC double glazed window and a central heating radiator. There is also a bulk-head storage cupboard.

Bathroom

A good sized bathroom which is fitted with a 4 piece suite comprising of a shower cubicle, bath, wash hand basin and low flush WC. This room is fully tiled and there is a central heating radiator and 2 uPVC double glazed windows to the rear elevation.

OUTSIDE:

A concrete driveway leads to an integral garage which has an electric up and over door to the front, power/light, water tap and a further roller shutter door at the rear which gives access to the rear garden and the further detached garage. The front garden comprises mature planted borders and hedging. The rear garden is predominantly laid to lawn with mature planted borders and is fenced for security. There is a further outbuilding, which offers additional storage and a path leads to a larger than average greenhouse. A gate gives access to a further garden area, which currently has a pond and backs on to fields which offer beautiful 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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Dewsbury, turning left into Knowle Road and then Water Royd Lane. The crossroads with the Savile Arms P.H take a left into Kitson Hill Road and upon passing MFG school, turn right into Slipper Lane where the property will be found on the left, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

VIEWINGS:

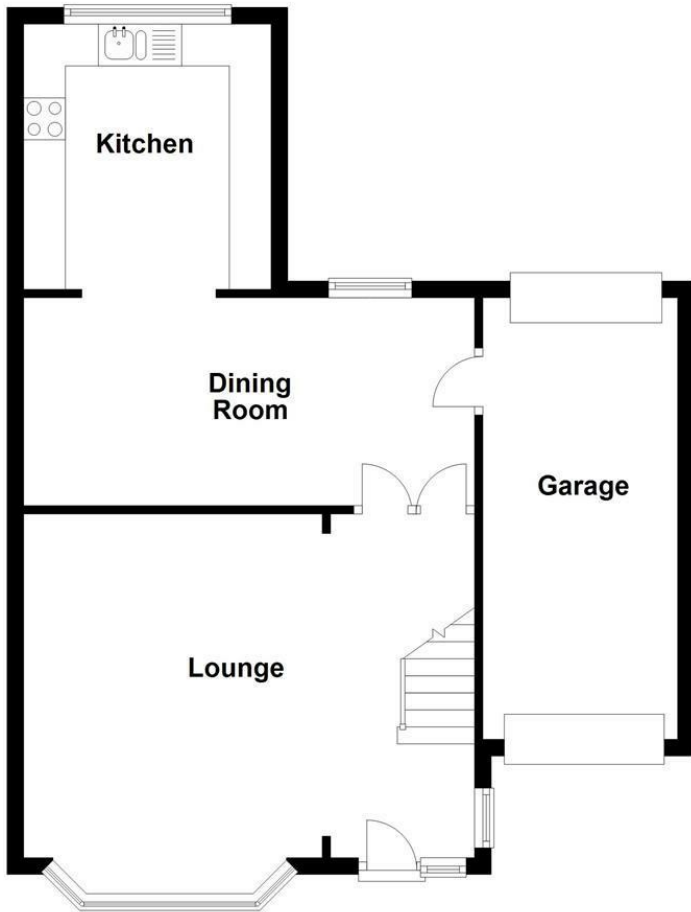
Please call our office to book a viewing on 01924 495334.



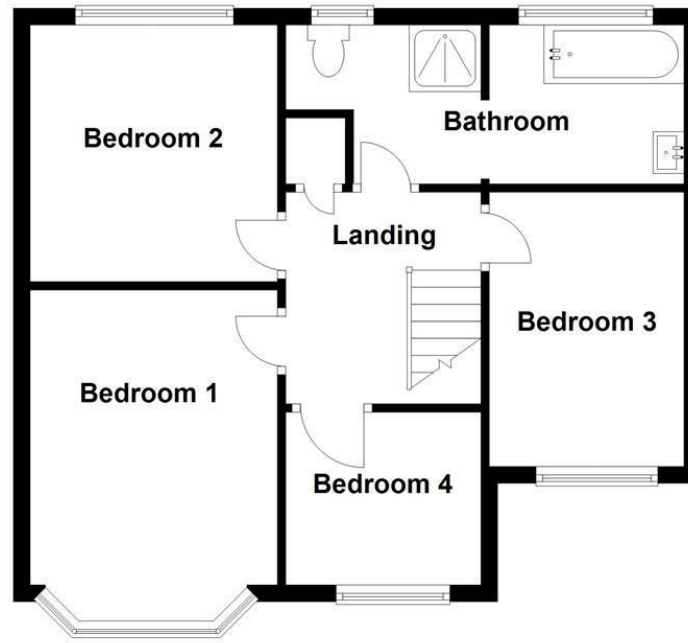




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(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:

- 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.
- 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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