



47 Shill Bank Lane, Mirfield, WF14 0QA

£145,000

bramleys

Offered with no vendor chain, is this good sized 3 bedroom through terrace. Requiring a programme of modernisation/renovation works, this property would make an ideal purchase for a builder or investor alike. Features include gas fired central heating, double glazing and a layout comprising of an entrance vestibule, lounge, dining kitchen, lower ground floor cellar, first floor landing, 3 bedrooms and bathroom. Externally there is a buffer garden to the front and a low maintenance paved garden to the rear with on street parking. Close in proximity to amenities, which include well regarded local schooling and public transport links. An early viewing is highly recommended to appreciate the potential this property has to offer.



GROUND FLOOR

Enter the property via a uPVC double glazed external door into:-

Entrance Vestibule

Having a staircase which rises to the first floor and a door accessing the lounge.

Lounge

15'3" x 13'9" (4.65m x 4.19m)

This well proportioned lounge has a uPVC double glazed window to the front elevation, a central heating radiator, wall light points and a gas fire which is set to a timber surround with back and hearth, dado rail decor and a door gives access to the lower ground floor. A further door leads through to the dining kitchen.

Dining Kitchen

17'0" x 15'0" (5.18m x 4.57m)

This well proportioned dining kitchen has an exposed beams to the ceiling, a central heating radiator, dado rail decor and a range of wall and base units with laminated work surfaces. There is a 1.5 bowl sink unit with side drainer and mixer tap, 4 ring gas hob with electric oven beneath, an extractor fan over, space and plumbing for a washing machine, along with further space for a fridge and freezer. A uPVC window overlooks the rear garden, a timber and glazed door provides access to the rear and there is also a gas fire set to a timber surround with back and hearth.

LOWER GROUND FLOOR:

Cellar

With power and light.

FIRST FLOOR

Landing

Bedroom 1

15'2" x 10'9" (4.62m x 3.28m)

Situated to the rear of the property, having fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 2

15'0" x 10'8" (4.57m x 3.25m)

A second bedroom of double proportions which has fitted wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

10'1" x 6'9" (3.07m x 2.06m)

A good sized single bedroom which has a central heating radiator and a uPVC double glazed window.



Bathroom

Furnished with a 4 piece suite comprising of a panelled bath, shower cubicle, pedestal wash hand basin and a low flush WC. There is a central heating radiator and uPVC double glazed window.

OUTSIDE

Stone steps lead to the front door and there is also a small buffer garden to the front. To the rear there is a walled and fenced garden which is low maintenance with paving and also has a garden shed.

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 via Huddersfield Road in the direction of Dewsbury and take the first left onto Knowl Road. Turn right onto Crowlees Road and follow this road to its conclusion. Turn left onto Dunbottle Lane and at the Dusty Miller turn right onto Flash Lane which continues onto Shillbank Lane. This property can be found after a short distance on the left before reaching The Plough Pub.

TENURE:

Freehold

COUNCIL TAX BAND:

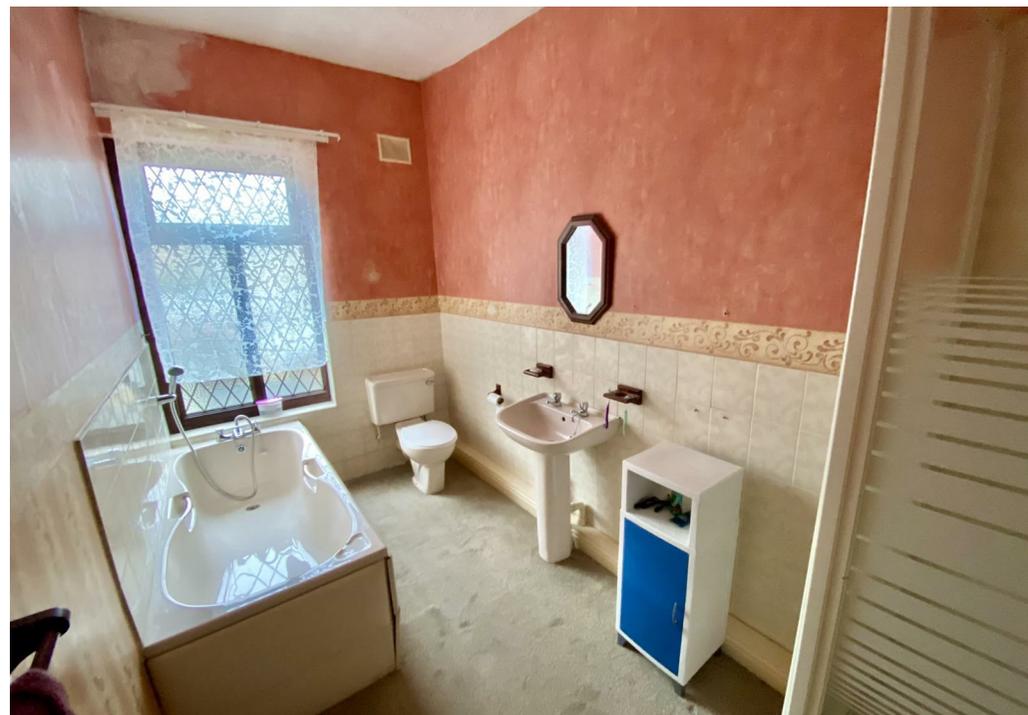
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MORTGAGES:

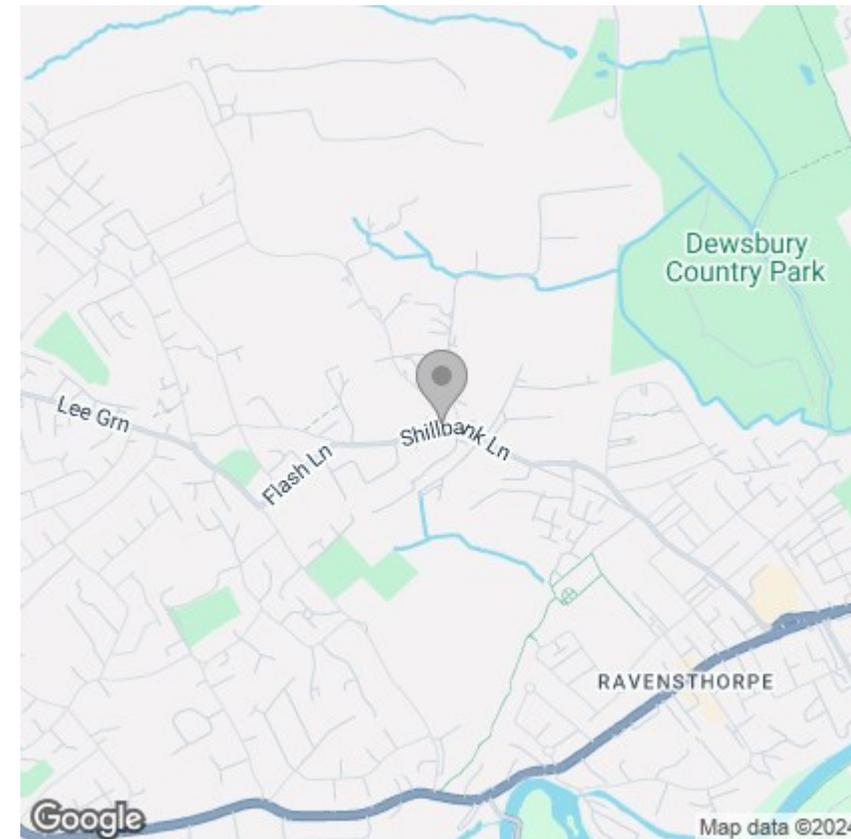
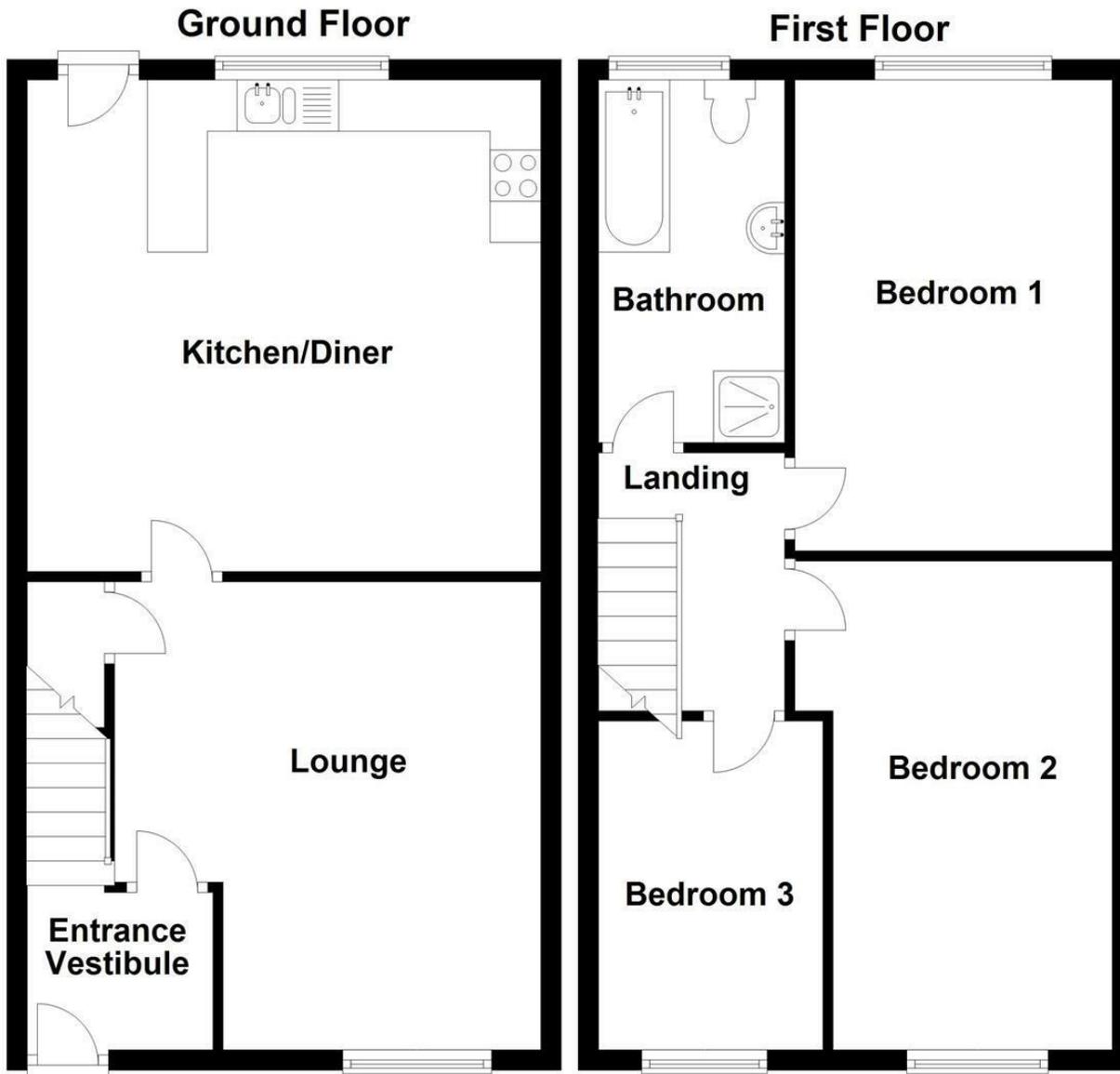
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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