



19 Westfields Avenue, Mirfield, WF14 9PN
£275,000

bramleys



Bramleys are delighted to welcome to the market this superbly presented, 2 bedroom detached bungalow. Set on a well kept plot, offering driveway, garage and carport to the side. There is also uPVC double glazing and gas fired central heating throughout, with accommodation briefly comprising:- entrance hall, dining kitchen, lounge, 2 double bedrooms and shower room.

This property would make an ideal purchase for those looking to purchase a property which can be occupied with the minimum of expense and is in close proximity to Mirfield town centre and all the amenities afforded there, including public transport links.

An early viewing is highly recommended to appreciate the size, position and potential this property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property via a composite and glazed external door into:-

Entrance Hall

With a central heating radiator, larger than average storage cupboard which also houses the central heating boiler. There is also a loft access point.

Breakfast Kitchen

10'9" x 9'8" (3.28m x 2.95m)

This well presented kitchen has an abundance of natural light via the uPVC double glazed windows to the front and side elevations. There is a range of fitted wall and base units with matching upstands, 1.5 bowl sink unit with side drainer and mixer tap, integrated electric oven, electric hob,

stainless steel extractor fan, space and plumbing for an integrated washing machine and space for a fridge and freezer.

Lounge

16'4" x 11'5" (4.98m x 3.48m)

This well proportioned reception room also takes advantage of ample natural light via the uPVC double glazed window to the front elevation. The main focal point of the room is a Dimplex optimist electric fire which is inset and has a stone mantel. There is also a central heating radiator.

Bedroom 1

12'4" x 11'4" (3.76m x 3.45m)

This good sized master bedroom is situated to the rear of the property, having a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

Bedroom 2

12'4" x 9'7" (3.76m x 2.92m)

Situated to the rear of the property, this second bedroom of double proportions has a central heating radiator and a uPVC double glazed window.

Shower Room

Being fully tiled to the walls and furnished with a walk-in shower cubicle with floor to ceiling glass shower screen, vanity wash hand basin and low flush WC. There is a central heating radiator and a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property there is a cobbled driveway which offers parking for a number of vehicles and access to



the garage, as well as a car port to the side of the garage. A gate gives access to the front garden which is tiered and predominantly laid to lawn with mature planted borders and is walled. The cobbled path leads down the side of the property, where access can be gained to the property. There is an external water tap, lighting and the path leads round to the rear of the property, where there is a lawned garden with fenced boundary and useful storage shed.

Garage

With inspection pit, power, light and an electric garage 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 Mirfield via Huddersfield Road in the direction of Dewsbury, turning left into Knowl Road. Take the first right into Crowlees Road and first left into Westfield Road, turning right into Westfield Avenue where the property can be found on the right hand side.

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.

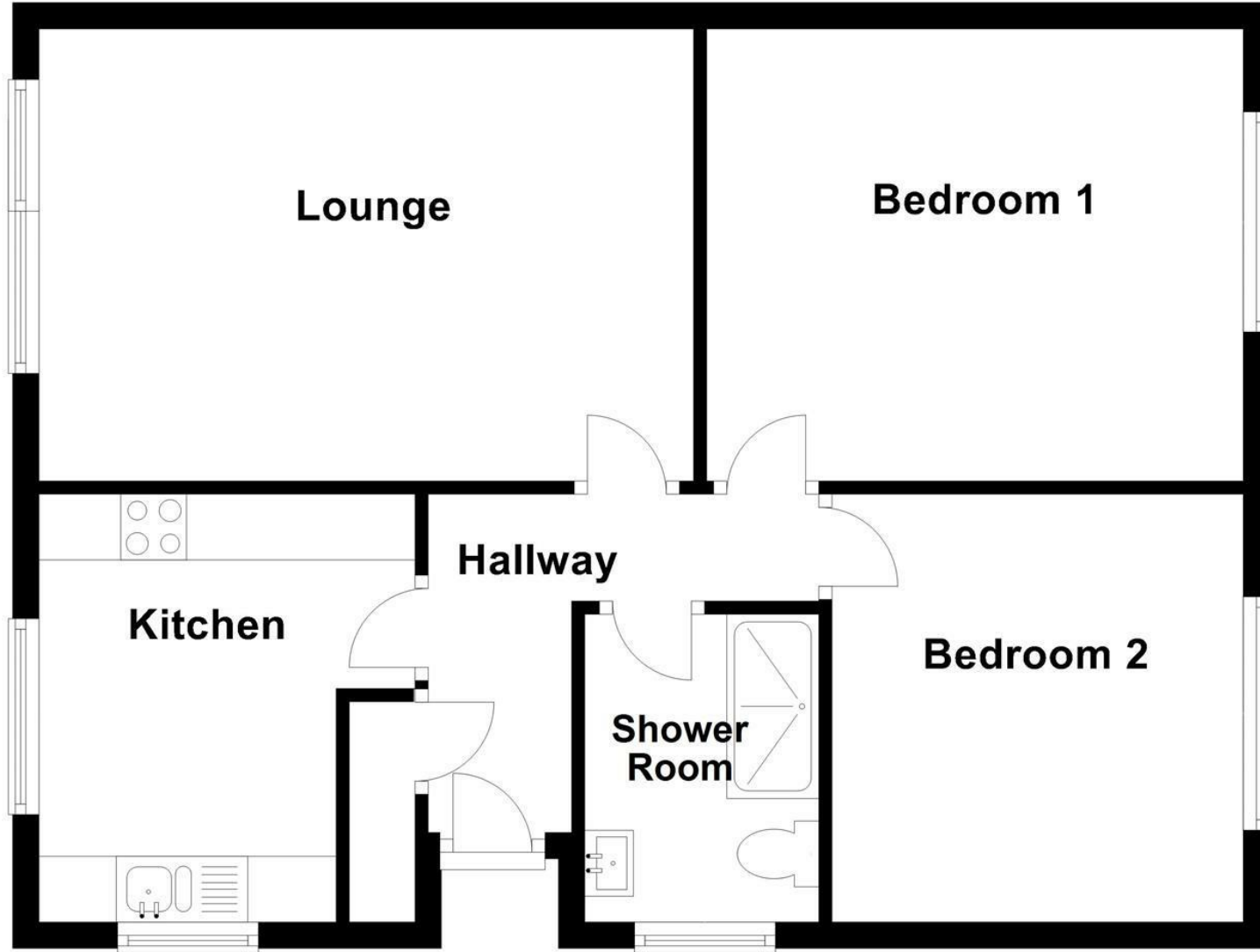
VIEWINGS:

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Huddersfield | Halifax | Elland | Mirfield

