



14 Sykes Avenue, Mirfield, WF14 0QE
£175,000

bramleys

Offered for sale with no vendor chain, is this 2 bedroom semi-detached property which is situated on a good sized plot and offers off road parking. Requiring a programme of modernisation works throughout, yet offering a wealth of potential. This property would make an ideal purchase for those looking to put their own stamp on from the outset.

Features include gas fired central heating and double glazing, with an accommodation layout comprising:- entrance porch, dining kitchen, lounge, 2 first floor double bedrooms and shower room.

Externally there is a well proportioned garden to the front and rear, together with a driveway which provides ample off road parking. Conveniently positioned for access to an array of local amenities, including local transport links and well regarded local schooling. An internal viewing is highly recommended to appreciate the possibilities that this property has to offer.



GROUND FLOOR:

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

Entrance Porch

Having double glazed windows to the front elevation and providing ample storage, there is a timber and glazed external door which accesses the dining kitchen.

Dining Kitchen

17'0" x 11'8" (5.18m x 3.56m)

Fitted with a range of matching wall and base units with laminated working surfaces, tiled splashbacks, 1.5 bowl composite sink unit with side drainer and mixer tap, integrated 4 ring electric hob with extractor fan over, single electric oven. There is space and plumbing for a washing machine, 2 double glazed windows overlooking the porch and

a further double glazed window to the rear elevation. A double glazed exterior door gives access to the rear of the property. A staircase gives access to the first floor and a door leads into the lounge.

Lounge

16'4" x 10'1" (4.98m x 3.07m)

Having double glazed windows to both the front and rear elevations, wall light points, inset electric stove fire and a central heating radiator.

FIRST FLOOR:

Landing

With a loft access point and a useful storage cupboard which also houses the central heating boiler.

Bedroom 1

16'4" x 10'1" max (4.98m x 3.07m max)

With a range of fitted wardrobes to one wall which allow for ample storage space, a central heating radiator and double glazed windows to both the front and rear elevation which provide ample natural light.

Bedroom 2

12'0" x 10'2" (3.66m x 3.10m)

A second bedroom of double proportions, situated to the front of the property with a double glazed window, central heating radiator and a fitted cupboard which provides storage space.

Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower, pedestal wash hand basin and low flush WC. There is a ladder



style radiator, double glazed window to the side elevation and aqua panelling to the walls.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides ample off road parking and the front garden is predominantly laid to lawn with mature planted borders. A path leads down the side of the property to the rear where there is a useful storage shed, a generous sized rear garden which is predominantly laid to lawn, with mature hedging and borders.

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 centre via Huddersfield Road in the direction of Dewsbury, turning left into Knowl Road, then first right into Crowlees Road and continue along into Camm Lane. At the junction with Dunbottle Lane, turn left and in front of the Dusty Miller P.H turn right into Flash Lane which continues into Shillbank Lane. The property will be found on the right hand side, clearly identified by the Bramleys for sale sign.

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.

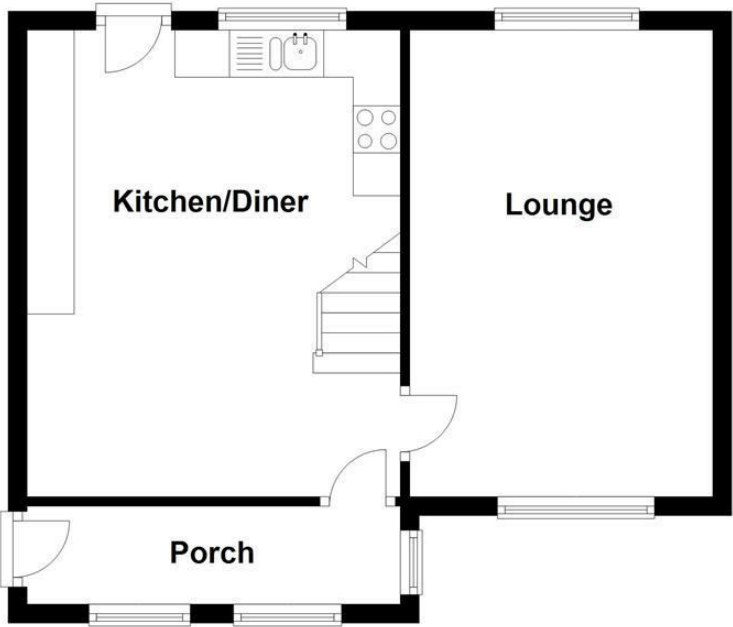
VIEWINGS:

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

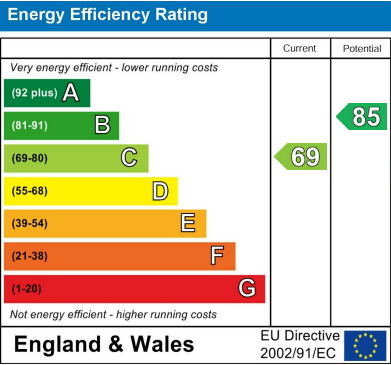
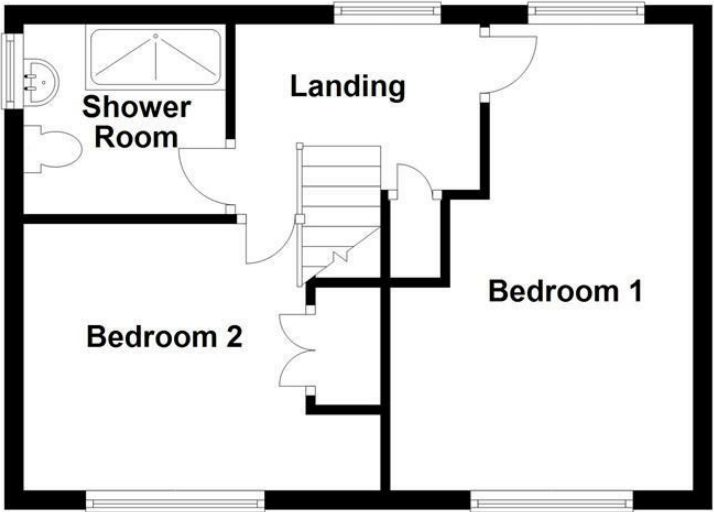




Ground Floor



First Floor



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.

DISCHASERS MUST SATISEF 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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