



6 Johnson Street, Mirfield, WF14 8PQ

£220,000

bramleys



Bramleys welcome to the market, this deceptively sized 3 bedroom through terrace. Unassuming from the front, the layout comprises:- well proportioned lounge, dining kitchen, lower ground floor cellar, first floor landing, master bedroom with en suite, 2 further bedrooms and bathroom. With features including gas fired central heating and uPVC double glazing. Externally the front of the property has the unusual benefit of having off road parking to the rear, along with a garden.

Ideally located for Mirfield town centre and all the amenities afforded there, including rail links, well regarded schooling and shops. The property would suit a number of individual needs from the first time buyer to the young and growing family. An internal viewing is highly recommended to fully appreciate the well proportioned accommodation on offer.

Energy Rating: TBA



bramleys

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Qualified

Mirfield's only RICS and NAEA qualified firm

Awards

We are proud holders of various industry awards, giving you peace of mind that we work in your best interest

Book a market appraisal

01924 495334 mirfield@bramleys.com

GROUND FLOOR:

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

Lounge

18'0" x 15'0" (5.49m x 4.57m)

This well proportioned reception room is situated to the front of the property, having a uPVC double glazed window, central heating radiator and a door which accesses the cellar head and further door accessing the staircase which rises to the first floor.

LOWER GROUND FLOOR:

Cellar

This useful cellar has power and light.

Kitchen

16'0" x 8'8" (4.88m x 2.64m)

The dining kitchen is fitted with a range of wall and base units, with laminated work surfaces and splashbacks. There is a 1.5 bowl stainless steel sink with side drainer and mixer tap, integrated 5 ring gas hob, stainless steel/glass extractor fan above, double oven, fridge, freezer, dishwasher, washing machine and dryer. The kitchen has a uPVC double glazed window to the rear elevation, uPVC glazed exterior door accessing the rear and a central heating radiator.

FIRST FLOOR:

Landing

Fitted with a useful storage cupboard.

Bedroom 1

12'4" x 8'9" (3.76m x 2.67m)

Forming the rear extension, this room has a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

En suite Shower Room

Furnished with a 3 piece suite comprising shower cubicle, pedestal wash hand basin and a low flush WC. There is a ladder style radiator and a cupboard housing the central heating boiler.

Bedroom 2

12'0" x 10'0" (3.66m x 3.05m)

A second bedroom of double proportions, with a fitted wardrobe to one alcove, a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 3

12'5" x 7'6" (3.78m x 2.29m)

Another good sized bedroom which is situated to the front of the property, having a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a bath, pedestal wash hand basin and low flush WC. There is also a ladder style radiator.

OUTSIDE:

The front of the property is street lined, whilst a private road at the end of the terrace gives access to the rear. The rear provides off road parking and also a fenced section of garden which also has a storage 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 Mirfield via Huddersfield Road in the direction of Huddersfield, turning left at the traffic lights into Station Lane. Proceed to its conclusion and at the mini roundabout turn right on to Hopton Lane and then a further right in front of the Flower Pot pub into Calder Road. Continue along, taking the second left in to Johnson Street where the property can be found on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX 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.

VIEWINGS:

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

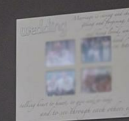




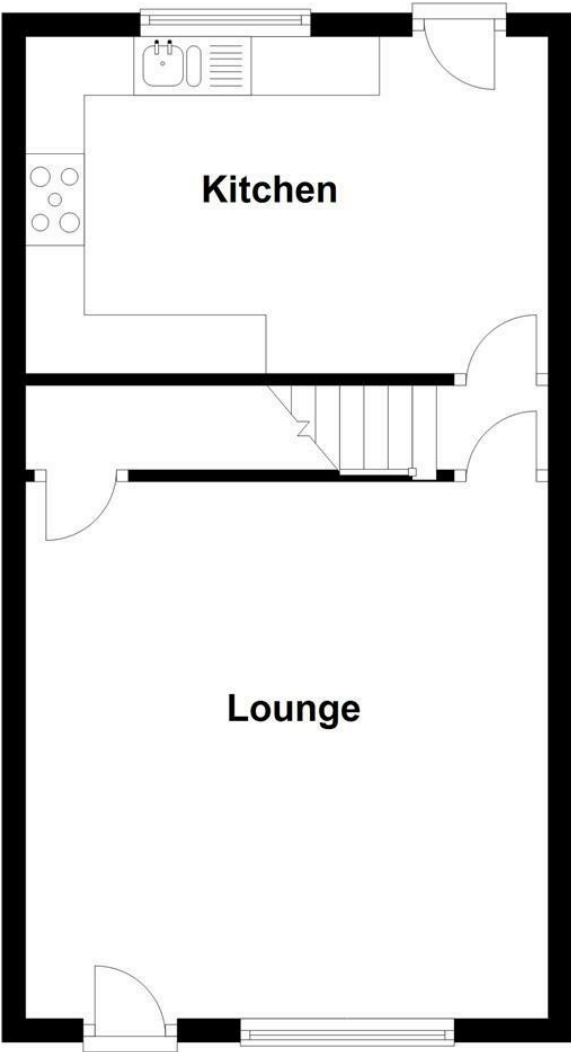
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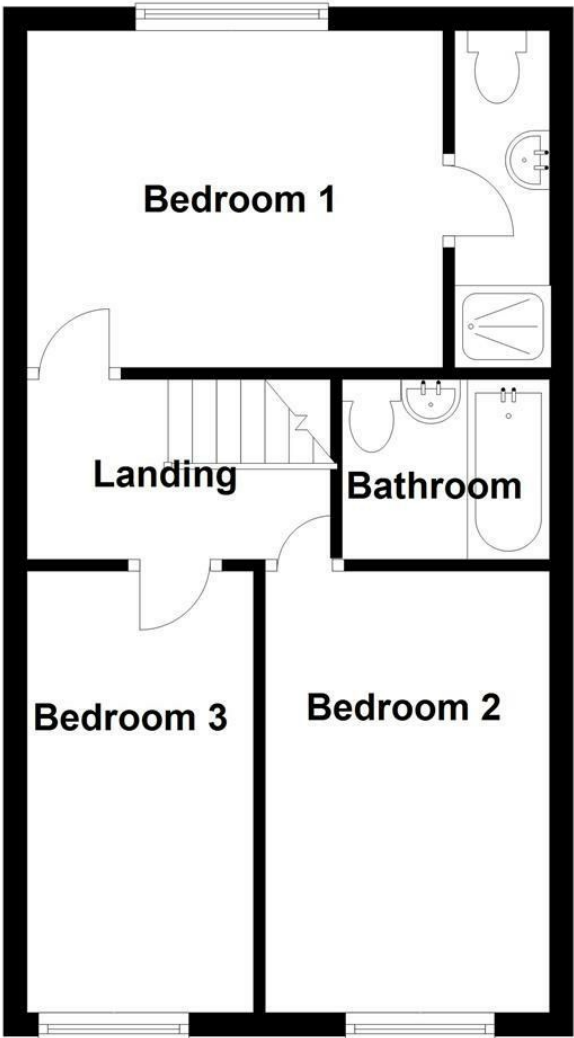
LOVE



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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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