



6 Back Lane, Mirfield, WF14 9QA
£160,000

bramleys





Offered for sale with no vendor chain, is this 2 bedroom through by light property. Forming an ideal purchase for the first time buyer, the property provides far reaching views and an elevated south facing garden. Features include diamond leaded, double glazed windows and gas fired central heating.

With accommodation comprising:- entrance vestibule, lounge/dining area, kitchen, first floor landing, 2 bedrooms and bathroom.

Ideally placed for local amenities, including public transport links and Mirfield town centre which is only a short walk away. An internal viewing is recommended to fully appreciate the potential this property has on offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door.

Entrance Vestibule

8'8" x 3'1" (2.64m x 0.94m)

Having a uPVC double glazed window to the front elevation and fitted cupboards provide ideal space for hanging space and storage. A door gives access to the lounge/dining area.

Lounge/Dining Area

14'10" x 15'6" (4.52m x 4.72m)

This good sized reception room has a living fire gas fire set within a decorative surround with back and hearth. There are wall light points, a central heating radiator, uPVC double glazed window to the front elevation and a staircase which rises to the first floor. An archway accesses the kitchen.

Kitchen

16'1" x 14'9" (4.90m x 4.50m)

Having a range of fitted wall and base units with laminated work surfaces and tiled splashbacks. There is an inset sink unit with side drainer and mixer tap, 4 ring electric hob with extractor fan over, an integrated oven, fridge and freezer. The kitchen also has space and plumbing for a washing machine and 2 uPVC double glazed windows to the rear elevation.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the rear elevation.

Bedroom 1

9'5" x 9'5" (2.87m x 2.87m)

With fitted wardrobes to one alcove, a uPVC double glazed window to the front elevation with far reaching views and a central heating radiator.

Bedroom 2

7'9" x 5'8" (2.36m x 1.73m)

This second bedroom of single proportions, has a range of fitted cupboard space, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Being part tiled and fitted with a 3 piece suite in white, comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush WC. There is a wall mounted central heating boiler, central heating radiator, built-in storage cupboards and a uPVC double glazed window to the front elevation.

OUTSIDE:

Stone stairs give access to a tiered garden which consists of a patio area, artificial turfed area and further paved area. There are also mature planted 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 Bramleys office in the direction of Huddersfield via Huddersfield Road and proceed through two sets of traffic lights, passing Aldi on the left hand side. After a short distance turn right into Stockbank Road, where Back Lane can be found as the first turning on the left. This property can be clearly identified by the Bramleys for sale board.

>>>TENURE:

Leasehold - Term: 999 years from 25 December 1870 / Rent: £XXX per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.**

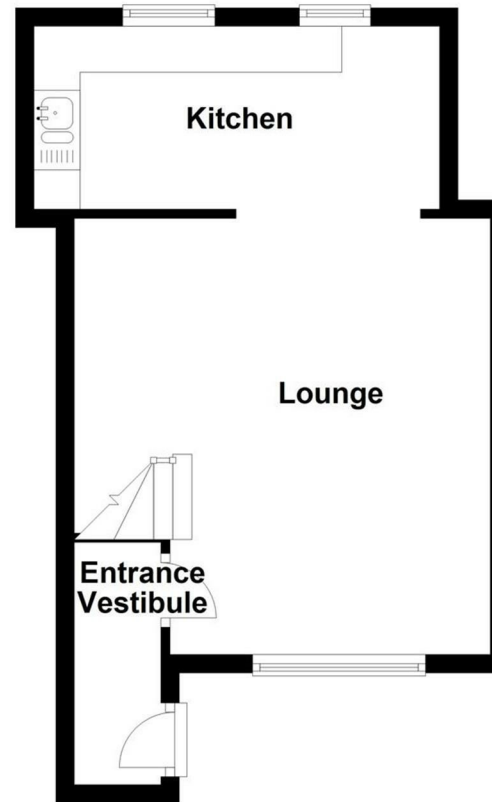
ONLINE CONVEYANCING SERVICES:

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.

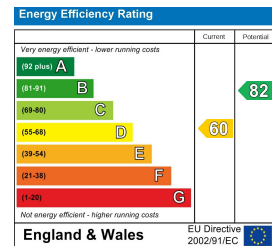
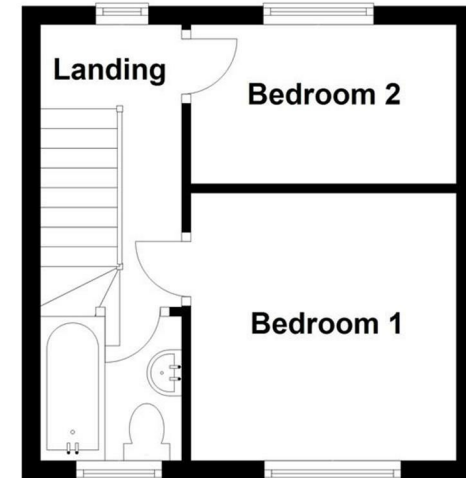
VIEWINGS:

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.

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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