



33b Lee Green, Mirfield, WF14 0AE  
Offers In The Region Of £375,000

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Situated in an ever popular location and set on a larger than average plot is this extended detached family home. The beautifully presented 3 bedroomed accommodation provides versatile and spacious living space which really must be viewed to be fully appreciated. The extension has created a fantastic open plan hub of the house with space for cooking, dining and relaxation and enjoys views over the rear garden. Furnished with quality fixtures and fittings throughout, this modern home features uPVC double glazing, gas central heating system and has a large private rear garden with summer house and timber canopy seating space. To the front is a wide driveway providing ample parking leading to an attached single garage. Located within easy reach of local amenities, well regarded schooling and having major road and rail links nearby.









## GROUND FLOOR:

A composite entrance door gives access to the entrance hallway.

### Entrance Hallway

Accessed via an exterior door and having tiled flooring and a staircase leading to the first floor.

### WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin.

### Lounge

12'8" x 15'10" (3.86m x 4.83m)

A most pleasant reception room with fitted storage to one wall, a central heating radiator and uPVC double glazed window overlooking the front.

## Open Plan Dining Kitchen/Family Room

23'1" x 18'8" (7.04m x 5.69m)

This superb extended kitchen diner will make the hub of the house and makes a great family space. The kitchen area is fitted with an extensive range of wall and base units with working surfaces over and brick slip tiled splash back, a five ring hob with overhead extractor plus a sink unit with mixer tap and drainer . A central island unit/breakfast bar creates a perfect eating space and houses the double ovens along with a further sink unit with mixer tap . There is plumbing for a washing machine and uPVC double glazed windows looking over the garden areas. Complimentary flooring completes the look of this fabulous space and there are two central heating radiators and uPVC French doors leading out into the garden.

## FIRST FLOOR:

### Landing

Providing access to the loft which is boarded to provide additional storage.





### Master Bedroom

14'10" x 8'7" exc wardrobes (4.52m x 2.62m exc wardrobes)

A good sized room located to the front and having a uPVC double glazed window and a central heating radiator. To one wall are fitted modern, sliding door wardrobes.

### Bedroom 2

11'0" x 10'10" (3.35m x 3.30m)

Another good sized double bedroom enjoying views over the rear garden via a uPVC double glazed window and having a central heating radiator. To one wall are fitted wardrobes.

### Bedroom 3

10'0" x 7'10" (3.05m x 2.41m)

Enjoying views to the front via a uPVC double glazed window, built in wardrobe/storage space and a central heating radiator.

### Bathroom

Furnished with a four piece suite, the contemporary bathroom has an independent shower cubicle, a bath tub with mixer tap, a WC and a wash basin. There are in built storage shelves, complimentary floor tiling, a uPVC double glazed window and a ladder style radiator.

### OUTSIDE:

Situated on a most spacious plot, the property has ample driveway/off road parking facilities to the front, along with lawn and low maintenance slate bed. The parking area leads to an attached single garage with up and over door, power, lighting and has a rear access door into the side garden. To good sized side space has a summer house, along with a timber canopy/entertaining area with power and lighting. The extensive rear garden beyond is low maintenance and is predominantly paved in Indian stone with blue slated flower beds and laurel hedging to the rear boundary. There is also a timber decked seating area.

### 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 after approximately 1/2 mile take a left hand turning into Church Lane which becomes Dunbottle Lane and at the 2nd mini roundabout turn left onto Lee Green. The property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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.



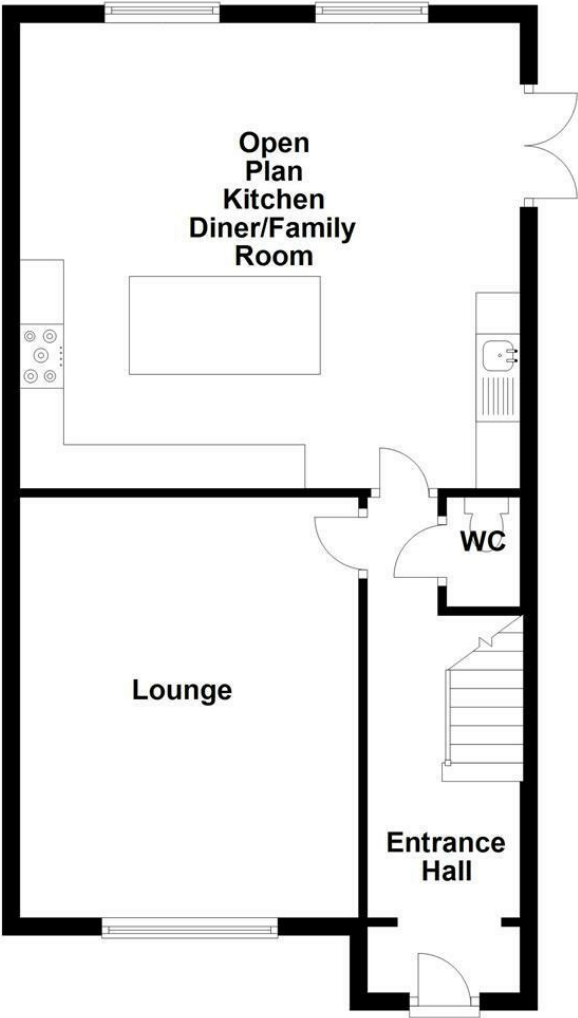




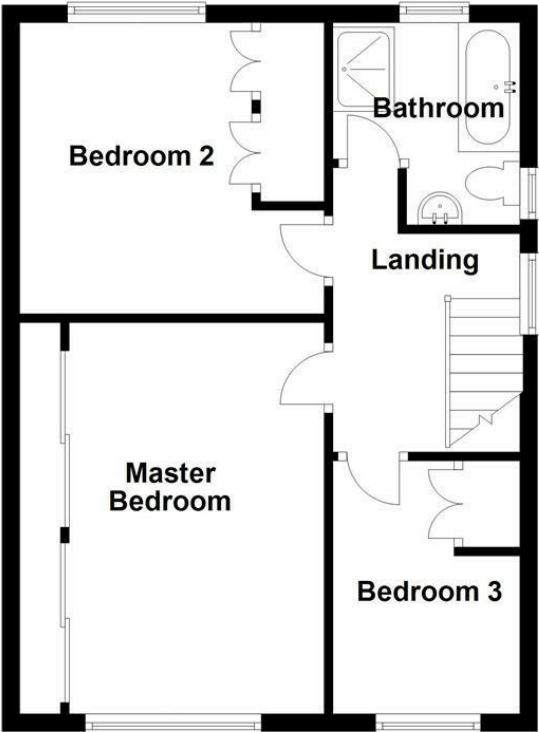




Ground Floor



First Floor



| 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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