



24 Water Royd Avenue, Mirfield, WF14 9LT

£225,000

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Situated in an ever popular location, is this spacious and traditional semi detached home. Featuring uPVC double glazing and gas central heating, the property offers three bedroomed accommodation, along with two ground floor reception rooms. Located on a good sized plot with gardens to both front and rear, a single garage and driveway parking. With local amenities and well regarded schooling nearby, along with easy access to major road and rail links. An early viewing is strongly recommended to appreciate this ideal family home and the property has been priced to reflect updating works required.

Energy Rating: TBA



GROUND FLOOR

Entrance Hall

Accessed via a uPVC double glazed door and having a central heating radiator. Stairs lead to the first floor and there is an under stairs store cupboard.

Lounge

12'9" x 12'8" (3.89m x 3.86m)

Located to the front of the property, having a walk-in uPVC double glazed window and a central heating radiator. To one wall is a feature stone fireplace with display areas. Sliding doors lead into the dining room.

Dining Room

11'6" x 11'5" (3.51m x 3.48m)

A good sized second reception room with a central heating radiator and uPVC double glazed French doors leading out on to the rear garden.

Kitchen

11'3" x 8'7" (3.43m x 2.62m)

With a door from the dining room, the kitchen is fitted with wall and base units with work surfaces, tiled splashbacks and inset sink unit. A uPVC double glazed window looks over the rear and there is a side uPVC double glazed exterior door.

FIRST FLOOR

Landing

Leading to bedrooms and shower room.

Bedroom 1

11'8" x 11'6" (3.56m x 3.51m)

A pleasant and good sized bedroom with a central heating radiator, built in storage cupboards and a walk in uPVC double glazed bay window.

Bedroom 2

11'6" x 11'4" (3.51m x 3.45m)

Another spacious double bedroom with a central heating radiator and views over the rear via a uPVC double glazed window.

Bedroom 3

8'3" x 8'1" (2.51m x 2.46m)

Located to the front and having a central heating radiator and a uPVC double glazed window.

Shower Room

Furnished with an half height walk in shower unit and a wash basin. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

Separate WC

Furnished with a low flush WC.



OUTSIDE

To the front of the property is a lawned garden with planted borders and outer walling. A side driveway provides off road parking and in turn leads to a single garage with up and over door. The pleasant rear garden is predominantly lawned with shrub borders, hedging and paved 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:

From the centre of Mirfield travel up Knowl Road which in turn becomes Water Royd Lane, turn right onto Water Royd Avenue at the Zion Baptist Church and the property can be found on the left hand side.

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:

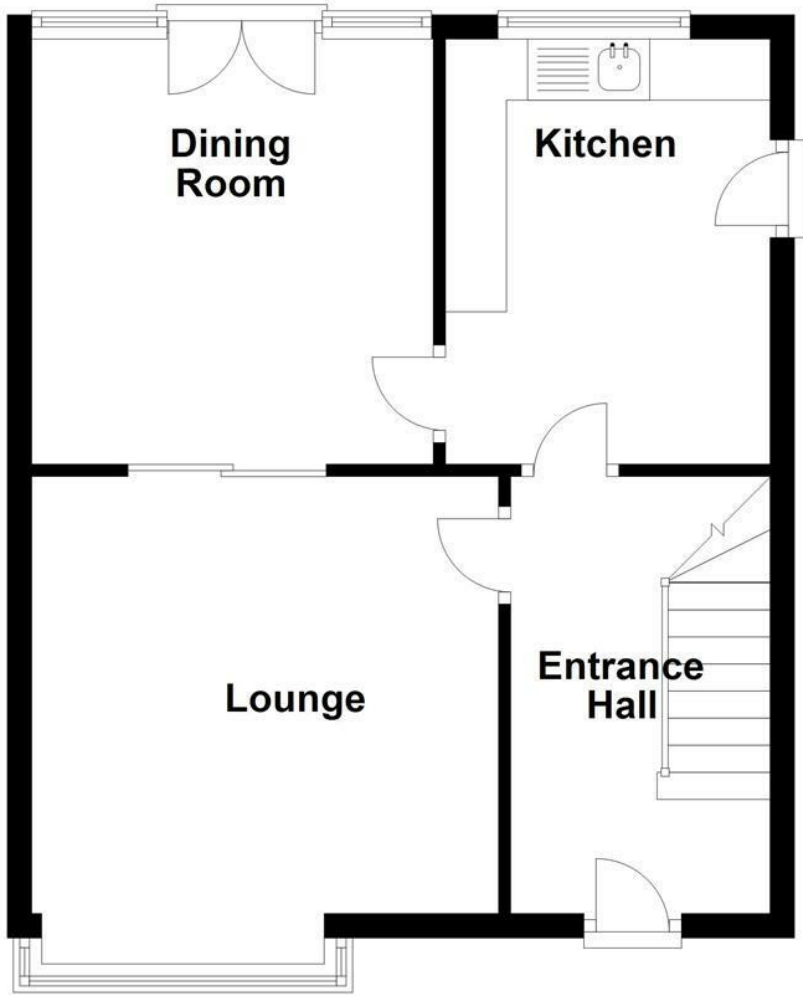
Please call our office to book a viewing on 01924 495334.



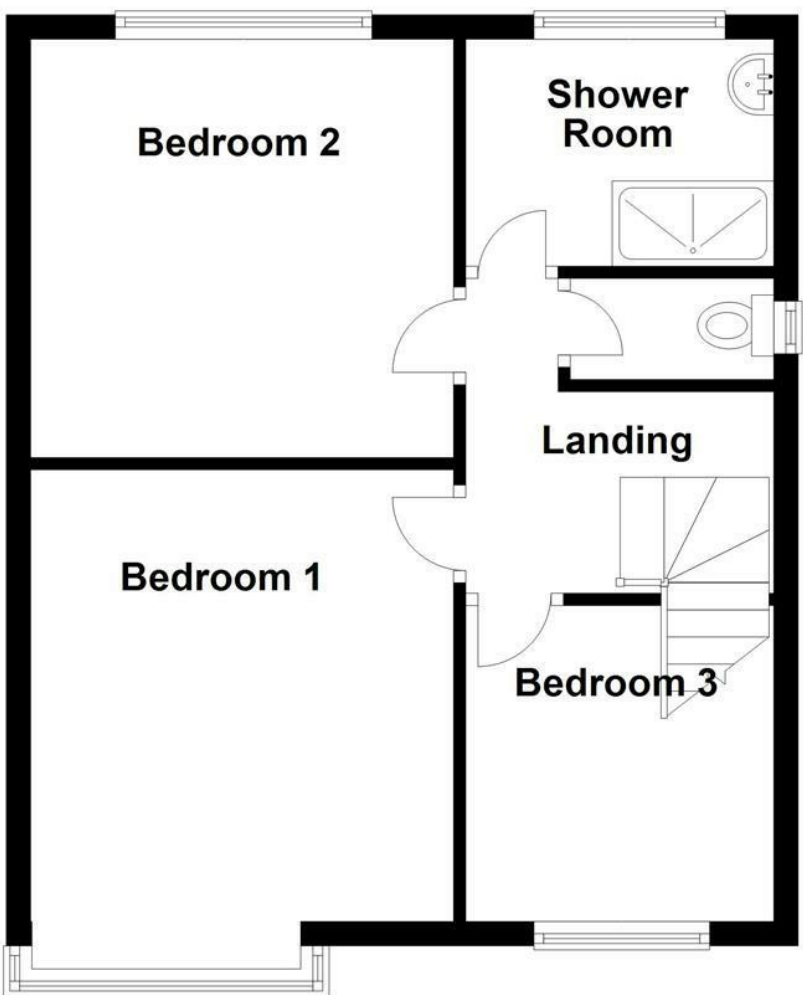


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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