



25 Station Road, Mirfield, WF14 8LN
Offers Over £225,000

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NO UPPER CHAIN

A rare opportunity has arisen to purchase this unique property which is situated within walking distance of Mirfield town centre. Currently providing 3 bedrooms, this property offers exceptional versatility with the potential to be converted into 4 bedrooms to suit a growing family's needs. Boasting generous reception rooms which provide ample space for both relaxation and entertaining, this home is full of character and charm.

To the lower ground floor, there are cellar rooms which offer further potential for conversion whether for additional living space, home office or storage (subject to any necessary consents).

Externally there are 2 well maintained patio areas which create perfect, low key outdoor space.

The property is also ideally situated for those looking to commute, being a short distance from Mirfield railway station, which has links to nearby towns and cities, together with direct access to London. Also having well regarded schooling within walking distance to the property. For those who enjoy the outdoors, a beautiful canal walk, is only a short walk away.

Energy Rating: D



GROUND FLOOR:

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

Entrance Vestibule

With stone steps rising to the first floor and doors accessing the lounge and kitchen.

Dining Kitchen

14'9" x 13'9" (4.50m x 4.19m)

Fitted with a range of wall and base units with laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink with side drainer and mixer tap, integrated 4 ring gas hob with electric oven beneath and there is space for a dishwasher and free standing freezer. There is also a tiled floor, central heating radiator, uPVC double glazed windows to both the front and rear elevation, composite and glazed exterior door which gives access to the rear of the property. A further door gives access to the lower ground floor.

Lounge

15'1" x 14'0" (4.60m x 4.27m)

The main feature of this generous reception room is the stone fireplace with inset gas fire and stone hearth. There are beams to the ceiling, 2 uPVC double glazed windows to both the front and rear elevations and a central heating radiator. A door accesses the snug.

Snug

14'3" max x 13'3" max (4.34m max x 4.04m max)

A uniquely shaped room which takes full advantage of the natural light provided by 2 uPVC double glazed windows. This room is currently used as a music room, but could have a variety of different uses. There is also a central heating radiator.

LOWER GROUND FLOOR:

Cellar 1

Currently used as a utility area, with plumbing for a washing

machine and space for a dryer. There is also a sink with mixer tap, tiled flooring and provides storage.

Cellar 2

Another good sized room which has a stone fireplace which could be converted to provide additional accommodation to suit individual needs. This space is currently used for storage and as a games room. A further door gives access to cellar room 3.

Cellar 3

Also offering further potential for extra accommodation, having a timber and glazed stable style door which gives access to the side elevation.

FIRST FLOOR:

Landing

Having a uPVC double glazed window and doors accessing all of the first floor accommodation.



Bedroom 1

11'7" x 11'3" (3.53m x 3.43m)

This master bedroom has a uPVC double glazed window to the front elevation, a central heating radiator, feature cast iron fireplace and fitted wardrobes which allow for ample hanging and storage space.

Bedroom 2

18'10" x 8'5" (5.74m x 2.57m)

This well proportioned second bedroom offers potential to be converted into two bedrooms, having 2 uPVC double glazed windows and a central heating radiator.

Bedroom 3

12'0" max x 12'0" max (3.66m max x 3.66m max)

A third bedroom of double proportions, having a useful storage cupboard with hanging space and 2 uPVC double glazed windows to the front and side elevations.

Bathroom

Being furnished with a 3 piece suite, this partly tiled bathroom is fitted with a panelled bath which has an electric shower above, pedestal wash hand basin and a low flush WC. There are also storage cupboards to one wall, a central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

The front of the property is street lined with wrought iron fencing and stone steps which access the front door. To the rear, there are two paved patio areas with wrought iron fencing, hanging space and gated access on to the side road.

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 the centre of Mirfield in the direction of Huddersfield and at the traffic lights turn left into Station Road and the property will be found just before the canal bridge.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

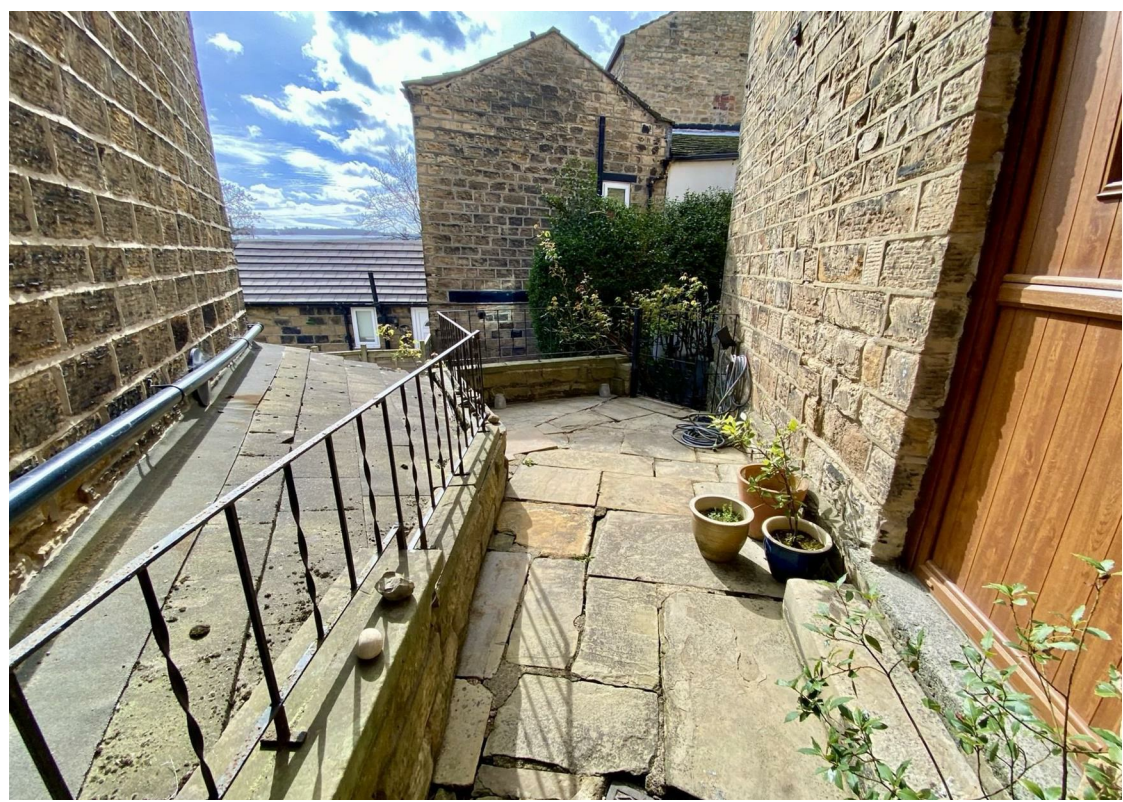
ONLINE CONVEYANCING SERVICES:

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.

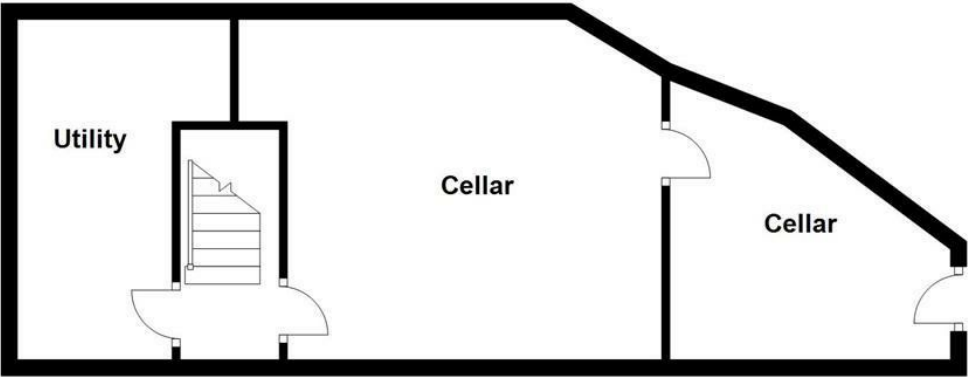
VIEWINGS:

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

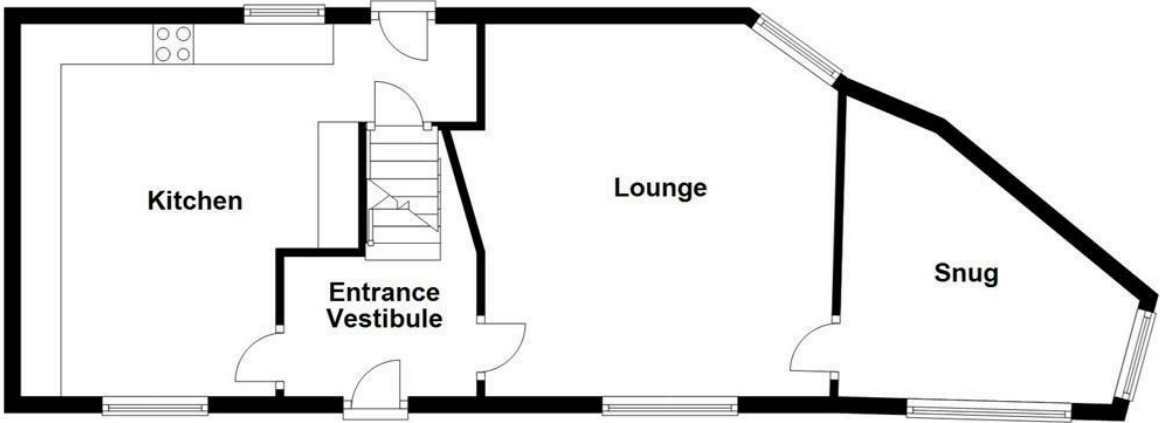




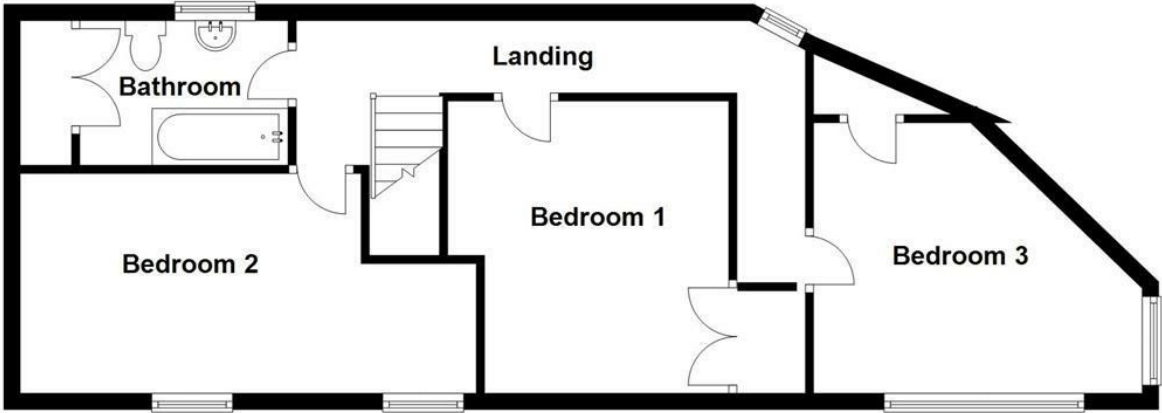
Basement



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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