



10 Fernhurst Close, Mirfield, WF14 9TG

£320,000

bramleys

Bramleys are offering the opportunity to acquire a 3/4 bedroom, detached family home. Offered for sale with no upward chain and vacant possession upon legal completion. The property is situated in a sought after area within Mirfield, boasting a good sized plot, with ample scope for extension (subject to any necessary planning consents). Featuring uPVC double glazing and central heating, the accommodation briefly comprises:- entrance hall, kitchen, lounge, dining room, study/bedroom 4, ground floor WC, first floor landing, 3 bedrooms and bathroom.

Externally, the property has garden areas to 3 sides and there is a driveway which provides off road parking and leads to the detached garage. The garage also provides potential to be converted or extended, subject to any necessary consents.

Having good access links to local schools, amenities, including the local transport network, ideal for those looking to commute to nearby towns and cities. The railway station also provides direct links to London and the motorway is just a short drive from the property.

Forming an ideal purchase for the family buyer or professional couples alike, this property represents a rare opportunity to create a home tailored to your own personal tastes and requirements, therefore an early viewing is highly recommended to fully appreciate the potential this property has to offer.



GROUND FLOOR:

Enter the property via a uPVC external door into the entrance hallway.

Entrance Hall

Having a staircase rising to the first floor and access to all ground floor accommodation.

Kitchen

12'5" x 6'9" (3.78m x 2.06m)

This kitchen has ample natural light by way of 2 uPVC double glazed windows to both the front and side elevations. This room is fitted with a range of matching wall and base units, laminated working surfaces and upstands, 1.5 bowl stainless steel sink unit with side drainer and mixer tap and integrated appliances include a 4 ring gas hob with electric oven beneath. There is a central heating radiator, space and plumbing for a dishwasher and a washing machine. The kitchen is open to the hallway.

Lounge

15'4" x 11'1" (4.67m x 3.38m)

This well presented reception room also has 2 uPVC double glazed windows to both the front and side elevations. The main feature of the room is a living flame gas fire which is set to a modern surround with back and hearth. There is wood effect laminate flooring and a central heating radiator.

Dining Room

11'3" x 11'0" (3.43m x 3.35m)

Situated to the rear of the property with views over the rear garden. This good sized reception room is fitted with a set of uPVC double glazed French doors, wood effect laminate flooring and a door accesses a useful understairs storage cupboard. There is also a central heating radiator.

Study/Bedroom 4

6'9" x 6'8" (2.06m x 2.03m)

Currently used as a utility area, having a central heating

radiator and a uPVC double glazed window to the rear elevation.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wall mounted sink. There is also a uPVC double glazed window to the side elevation.

FIRST FLOOR:

Landing

Having a loft access point and doors leading to all of the first floor accommodation. There is also a useful storage cupboard and uPVC double glazed windows to both side elevations.

Bedroom 1

12'4" x 10'6" (3.76m x 3.20m)

Having a range of fitted wardrobes to one wall which allow for ample hanging and storage space. There is a central heating radiator and a uPVC double glazed window which overlooks the front of the property.



Bedroom 2

10'8" x 10'4" (3.25m x 3.15m)

Situated to the rear of the property, having a uPVC double glazed window and a central heating radiator.

Bedroom 3

12'4" x 6'9" (3.76m x 2.06m)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

8'6" x 6'9" (2.59m x 2.06m)

This good sized bathroom is furnished with a 3 piece suite comprising of a P-shaped bath with shower above and glass shower screen, low flush WC and a pedestal wash hand basin. Being fully tiled and having a ladder style radiator, together with a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a driveway which provides off road parking for a number of vehicles and in turn leads to the garage. The front garden is predominantly laid to lawn with mature planted borders and the side garden is also lawned, with mature trees and shrubbery. This space offers ample potential for extension (subject to planning permission). The rear garden is partially lawned, with fenced borders and there is a paved patio seating area.

Garage

With an up and over door, power and light.

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 via Huddersfield Road in the direction of Dewsbury, turning left into Knowl Road. Turn right into Crowlees Road and then left into Westfields Road. Continue along and after a short distance Fernhurst Road will be found on the right side and then first left into Fernhurst Close, where the property will be identified by the Bramleys for sale board.

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.

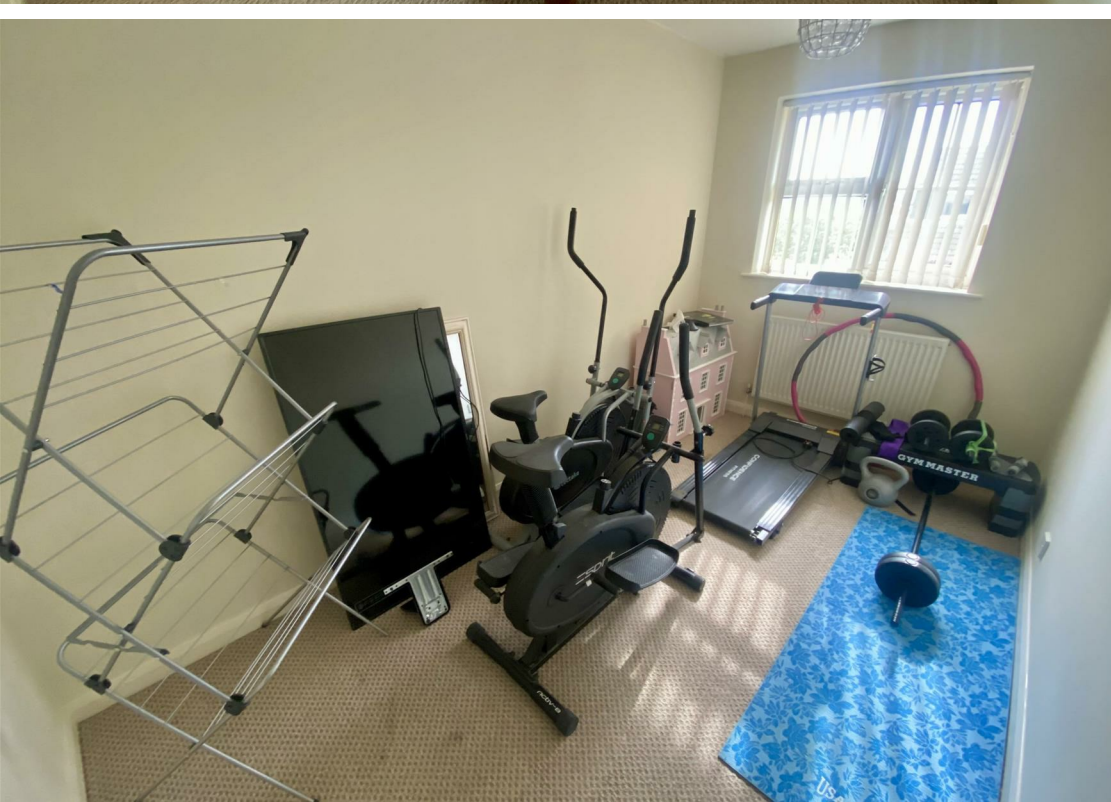
ONLINE CONVEYANCING SERVICES:

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.

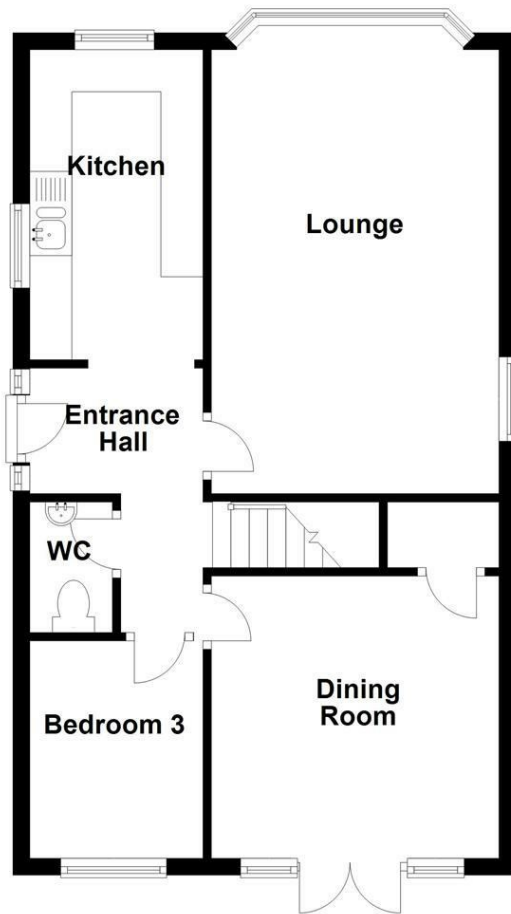
VIEWINGS:

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

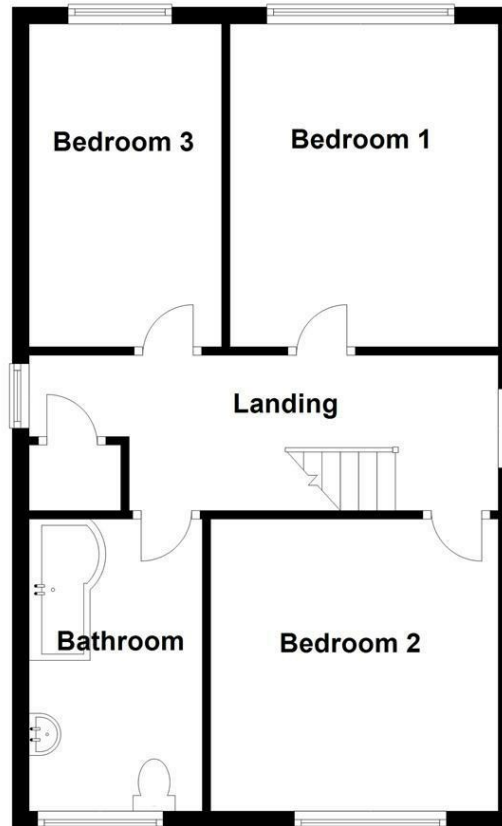




Ground Floor



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		
(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	66	79
EU Directive 2002/91/EC		

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