



39 Lee Green, Mirfield, WF14 0AE
£135,000

bramleys



Bramleys welcome to the market this delightful 2 bedroom terraced property which offers an abundance of potential to the discerning buyer. Situated in a sought after residential area within Mirfield, this home would make an ideal purchase for the first time buyer, small family or investors alike looking for a property they can update to their requirements.

Featuring gas fired central heating, double glazing and accommodation briefly comprising:- entrance vestibule, lounge, dining kitchen, conservatory, first floor landing, 2 double bedrooms and bathroom.

Externally there is a cottage style garden to the front and a yard to the rear.

Ideally placed for local amenities including the public transport network, shops and schooling.

This charming property must be viewed to truly appreciate the potential that this property has to offer.

Energy Rating: TBA



GROUND FLOOR:

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

Entrance Vestibule

Having a central heating radiator and staircase rising to the first floor.

Lounge

15'0" x 11'0" max (4.57m x 3.35m max)

This good sized lounge is situated to the front of the property, having a uPVC double glazed window which provides ample natural light, a central heating radiator and a gas fire which is set to a tiled surround with back and hearth. Sliding glazed doors give access to the dining kitchen.

Dining Kitchen

14'5" x 10'7" (4.39m x 3.23m)

Having a range of fitted wall and base units with laminated working surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, wall mounted central heating boiler, wall mounted gas fire, central heating radiator, gas connection for a free standing cooker and a window which shares light from the conservatory. A uPVC double glazed door gives access into the conservatory and a further doors gives access to the lower ground floor:

Conservatory/Porch

10'8" x 5'9" (3.25m x 1.75m)

Added in recent years, this room has uPVC double glazed windows to 3 elevations, plumbing for a washing machine and a uPVC double glazed exterior door which accesses the rear.

LOWER GROUND FLOOR:

Cellar

Providing additional storage.

FIRST FLOOR:

Landing

Bedroom 1

14'3" x 11'2" (4.34m x 3.40m)

Situated to the front of the property, having ample natural light from the uPVC double glazed window. This room also has fitted wardrobes to two alcoves and a central heating radiator. A further door gives access to a useful walk-in storage cupboard.

Bedroom 2

11'4" x 8'11" (3.45m x 2.72m)

A second bedroom of double proportions, situated to the rear of the property. Having a uPVC double glazed window, built-in storage cupboard and a central heating radiator.



Bathroom

Furnished with a 3 piece coloured suite comprising of a panelled bath, low flush WC and pedestal wash hand basin. There is part tiling to the walls, a central heating radiator and uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a low maintenance cottage garden which is predominantly shingled with planted areas and mature hedges. A paved pathway leads to the front door. To the rear there is a concrete yard area, with fenced boundary and gate.

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. Take the first right into Crowlees Road which in turn becomes Towngate and Camm Lane. At the junction turn left into Dunbottle Lane and proceed past the Dusty Miller P.H to the mini roundabout. Upon reaching the mini roundabout turn left into Lee Green, where the property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

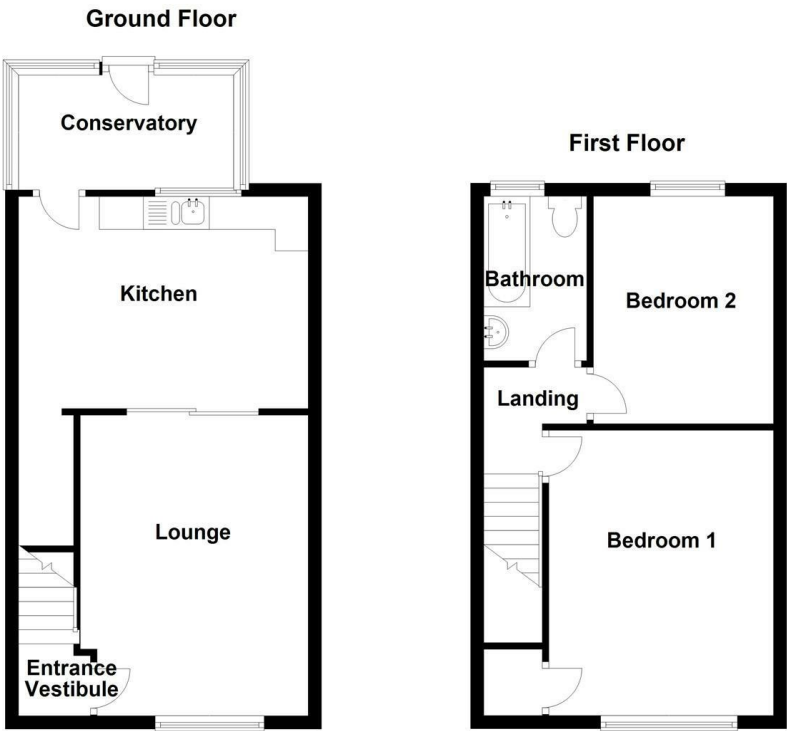
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



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

