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30 Spring Place Court, Mirfield, WF14 0QZ
Offers Over £250,000

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****AVAILABLE AGAIN****

Situated on an ever popular development is this beautifully presented and modern mid town house. The versatile accommodation is spacious throughout and arranged over three levels. Featuring uPVC double glazing and gas central heating and having four bedrooms and three bathrooms, this will make an ideal family home that really must be viewed to be appreciated. Located in an enviable position on the cul de sac, with farm land and open aspect to the rear, the property enjoys an enclosed rear garden, a larger than average garage and driveway parking. Having local amenities on hand along with well regarded schooling and major road and rail links nearby.





GROUND FLOOR

Entrance Hall

Accessed via an exterior front door, this spacious Entrance hall has a central heating radiator and stairs to the first floor.

Utility Room

Having plumbing for washing facilities and useful coat hanging space.

Shower Room

A modern shower room furnished with a walk in shower cubicle, a wash basin set within a vanity unit and a WC. There is some tiling to the walls and a ladder style radiator.

Sitting Room/ground floor bedroom

11'5" x 11'1" (3.48m x 3.38m)

This versatile room overlooks the rear garden via uPVC French doors and has a central heating radiator.

Garage

Accessed from the Entrance Hall, this good sized garage has power and lighting and houses the central heating boiler. There is an up and over garage door to the front and a personal access door leading out in to the rear garden.

FIRST FLOOR

Lounge

16'6" x 12'7" (5.03m x 3.66m/2.13m)

This good sized and pleasant Lounge overlooks the front of the property and has a central heating radiator and a uPVC double glazed window. To one wall is a feature fireplace with inset fire and double doors lead through to the Dining kitchen area.

Dining Kitchen

15'8" x 11'4" (4.78m x 3.45m)

The Kitchen area is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over and built in under oven. A uPVC double glazed window provides views over fields to the rear. The good sized dining area again enjoys far reaching views via a uPVC double glazed window and has a central heating radiator and a useful in built storage cupboard.

SECOND FLOOR

Master Bedroom

15'9" x 11'11" (4.80m x 3.63m)

This good sized, modern master bedroom has been recently upgraded and has a central heating radiator, a uPVC double glazed window and a built in cupboard.

En suite Shower Room

Having been recently refurbished, this contemporary shower room is fitted with a spacious walk in shower, a wash basin set within a vanity unit and a WC. There is complementary tiling to the walls and floor, a uPVC double glazed window and a ladder style radiator.

Bedroom

11'1" x 9'2" (3.38m x 2.79m)

Another double bedroom, enjoying views to the rear via a uPVC double glazed window and having a central heating radiator.



Bedroom

7'9" x 6'5" (2.36m x 1.96m)

With far reaching views from a uPVC double glazed window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of bath with mixer attachment, a WC and a wash basin. There is some wall tiling and a central heating radiator.

OUTSIDE

To the front of the property is a low maintenance garden area, along with a tarmacadam driveway leading to the an integral garage. To the rear is an enclosed garden with a pleasant decked seating area and lawn beyond.

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 Dewsbury via Huddersfield Road taking the third left into Church Lane and continue along into Dunbottle Lane. At the junction with The Dusty Miller pub, turn right into Flash Lane and continue into Shillbank Lane. Upon reaching the mini roundabout, turn right into Spring Place Gardens and then right into Spring Place Court where 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:

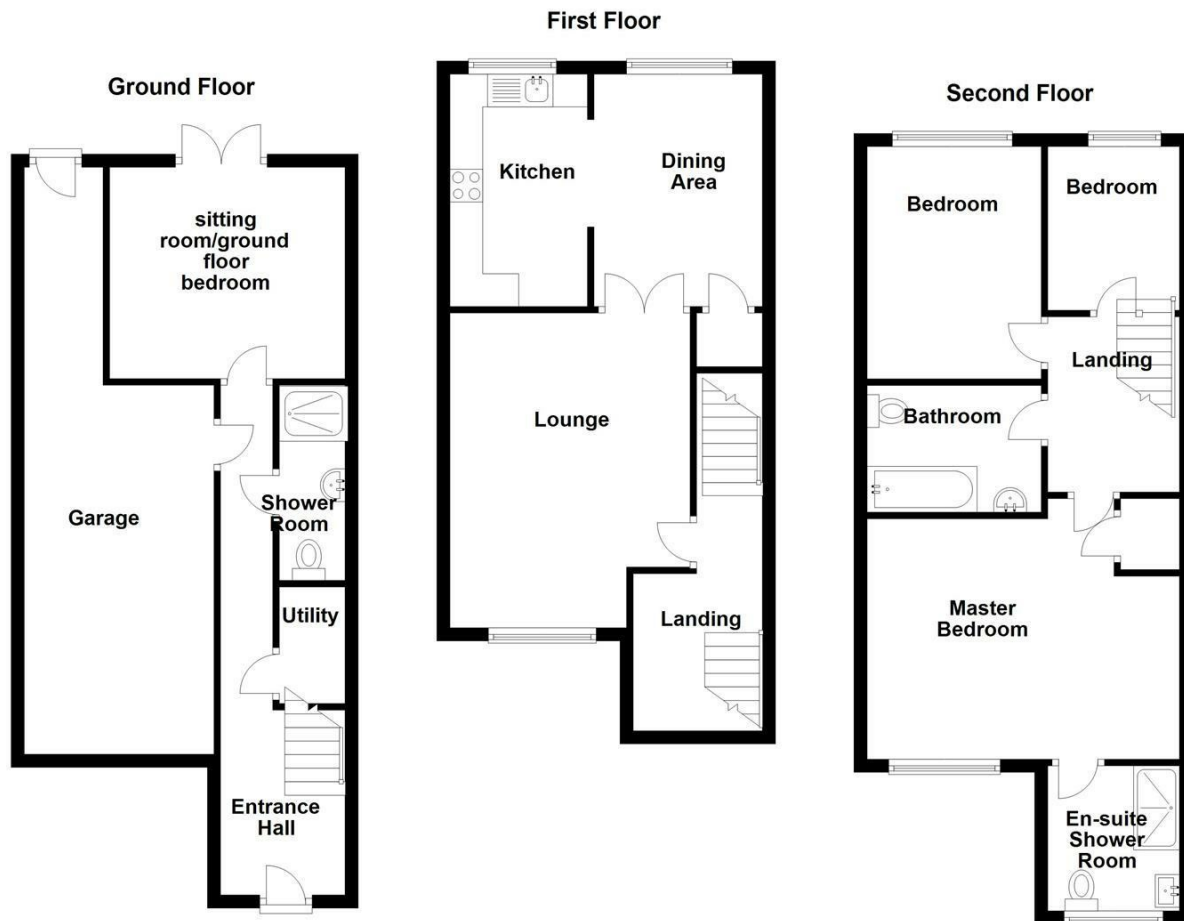
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 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		75	85
		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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