



50 Fernhurst Road, Mirfield, WF14 9NB
£319,950

bramleys



This 3 bedroomed, extended, detached family home is situated in a well regarded area in close proximity to local schooling, amenities and public transport networks. The property benefits from uPVC double glazing and gas fired central heating throughout with a layout comprising entrance hall, lounge, study, dining room, kitchen, ground floor shower room, 3 first floor bedrooms and family bathroom. The property also benefits from a garage with a sun lounge at the back, off-road parking and gardens to front and rear. An early internal viewing is recommended to fully appreciate the potential this versatile property has on offer.



GROUND FLOOR:

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

Entrance Hall

Where there is a staircase rising to the first floor, a central heating radiator and concertina doors accessing the lounge and a further door to the kitchen.

Lounge

18'7" x 10'9" (5.66m x 3.28m)

This well proportioned reception room is situated to the front of the property and has ample natural light by way of a bay window with seating area and uPVC double glazed French doors. The main feature of the lounge is a living flame gas fire set to a decorative surround with back and hearth and there are 2 central heating radiators. A set of French doors access the study.

Study

7'3" x 5'7" (2.21m x 1.70m)

There is a central heating radiator and a built-in storage cupboard. A door accesses the dining room.

Dining Room

17'3" x 9'9" (5.26m x 2.97m)

Another generously proportioned reception room having uPVC double glazed windows and uPVC double glazed sliding doors accessing the rear garden. An archway leads to the kitchen.

Kitchen

11'0" x 8'6" (3.35m x 2.59m)

Comprising a range of matching base and wall units with laminated working surfaces and tiled splashbacks inset into which is a stainless steel sink unit with side drainer and mixer tap. There is a 5 ring gas hob with extractor fan over and integrated oven beneath. There is also a velux window to the roof and a door accessing the shower room.

Shower Room

Fitted with a large walk-in shower with electric shower and glass shower screen, vanity wash hand basin set to a vanity unit with ample storage and low flush WC. There is also plumbing for a washing machine and a uPVC double glazed window to the rear elevation.

FIRST FLOOR:

Landing

There is a uPVC double glazed window to the side elevation, loft access point and doors accessing all of the first floor accommodation.

Master Bedroom

14'5" x 10'2" max (4.39m x 3.10m max)

A good sized master bedroom situated to the rear of the property and having built-in storage cupboard, a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'6" x 10'2" (3.20m x 3.10m)

Fitted with built-in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 3

8'1" x 7'9" (2.46m x 2.36m)

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

Bathroom

Furnished with a 3 piece suite comprising panelled bath with shower over, wash hand basin and low flush WC. There is a ladder style radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front, there is a lawned garden with mature trees and borders alongside a block paved driveway providing off-road parking for a number of vehicles and leads to the garage. To the rear, there is a mature garden with fruit trees, mature borders, a pond, a paved patio area and a storage shed.

Garage

Fitted with an up and over door and has power and light. The garage has been split to provide garage and storage accommodation along with a sun lounge to the rear with uPVC double glazed patio doors leading out onto the rear garden.

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 Bramleys Mirfield office via Huddersfield Road in the direction of Dewsbury turning left onto Knowl Road. Continue along Knowl Road and take the second turning onto West Royd Avenue. Take the first right onto Beechwood Road and the first left onto Fernhurst Road where the property can be found on the right hand side clearly identified by the Bramleys for sale board.

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:-

Mirfield Properties: 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

