



53 Kitson Hill Road, Mirfield, WF14 9HA
£240,000

bramleys

NO UPPER CHAIN

Bramleys welcome to the market this superbly renovated 3 bedroom semi-detached property, which offers all the modern features a family home would require.

Conveniently positioned for access to local schools, along with public transport links and the motorway network.

Features include gas fired central heating, uPVC double glazing, security alarm system and a layout which comprises:- entrance porch, entrance hall, lounge, dining kitchen, utility room, ground floor WC, 3 first floor bedrooms and a bathroom. Externally there is a driveway which provides off road parking, attached garage, garden to the front and a generously sized garden to the rear.

We advise booking an internal viewing as soon as possible to fully appreciate the excellent quality of renovation and accommodation on offer.



GROUND FLOOR:

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

Entrance Porch

Having a timber and glazed door which accesses the hallway.

Hallway

Having a central heating radiator, staircase rising to the first floor, useful understairs storage cupboard and doors which access the lounge and dining kitchen.

Dining Kitchen

18'7" x 11'8" (5.66m x 3.56m)

This generous dining kitchen has a range of gloss fitted base and wall units with laminated work surfaces and upstands. There is an inset 1.5 bowl composite sink unit with side drainer and mixer tap, electric oven with electric hob above and extractor fan, space and plumbing for a washing machine and dryer, ceiling spotlights and a central heating radiator. Ample natural light is provided via a uPVC double glazed

window to the rear elevation and a set of uPVC French doors which access the rear. There are also 2 storage cupboards within the dining area and a door which gives access to the utility room.

Utility Room

10'1" x 8'2" (3.07m x 2.49m)

Having a central heating radiator, uPVC double glazed window and uPVC double glazed external door. There is a breakfast bar counter top, cupboard housing the Boiler and a door accessing the WC further door leading into the garage.

Cloakroom/WC

Furnished with a low flush WC and wash hand basin.

Lounge

12'1" x 10'8" (3.68m x 3.25m)

This well presented reception room has a feature bay window, central heating radiator and alcove fireplace.

FIRST FLOOR:

Landing

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

Bedroom 1

11'9" x 10'9" (3.58m x 3.28m)

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

Bedroom 2

11'8" x 10'8" (3.56m x 3.25m)

A second bedroom of double proportions which is situated to the rear of the property, having a uPVC double glazed window and a central heating radiator.

Bedroom 3

7'6" x 7'3" (2.29m x 2.21m)

A good sized third bedroom, having a uPVC double glazed window to the front elevation and a central heating radiator.



Bathroom

Furnished with a 3 piece suite comprising of a P-shaped bath with shower above and glass shower screen, vanity sink unit with useful storage drawers and there is also a low flush WC. The bathroom is tiled to the walls and is also fitted with a ladder style radiator and uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which allows parking and leads to the attached single garage. The front garden is low maintenance and is pebbled with mature hedge borders. To the rear of the property there is a generously sized private rear garden which offers a substantial decked area which is ideal for relaxation and entertaining in the summer months. There are a set of paved steps which lead to a lawned garden area, which has pebbled borders and there are further paved areas beyond. The rear garden is enclosed by timber fencing, mature trees and shrubbery. There is also an external water tap and power point.

Garage

With an electric 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 Mirfield via Huddersfield Road in the

direction of Dewsbury. Turn left into Knowl Road and proceed along into Water Royd Lane. At the crossroads with the Saddle Arms P.H turn left into Kitson Hill Road. Continue along and after passing Mirfield Free Grammar school, the subject property will be found on the left, clearly 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.

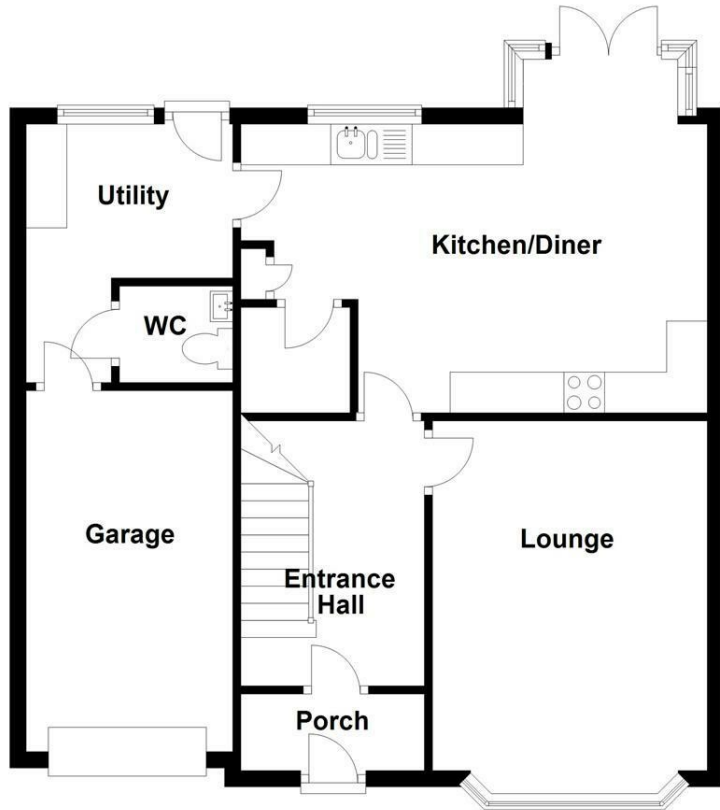
VIEWINGS:

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

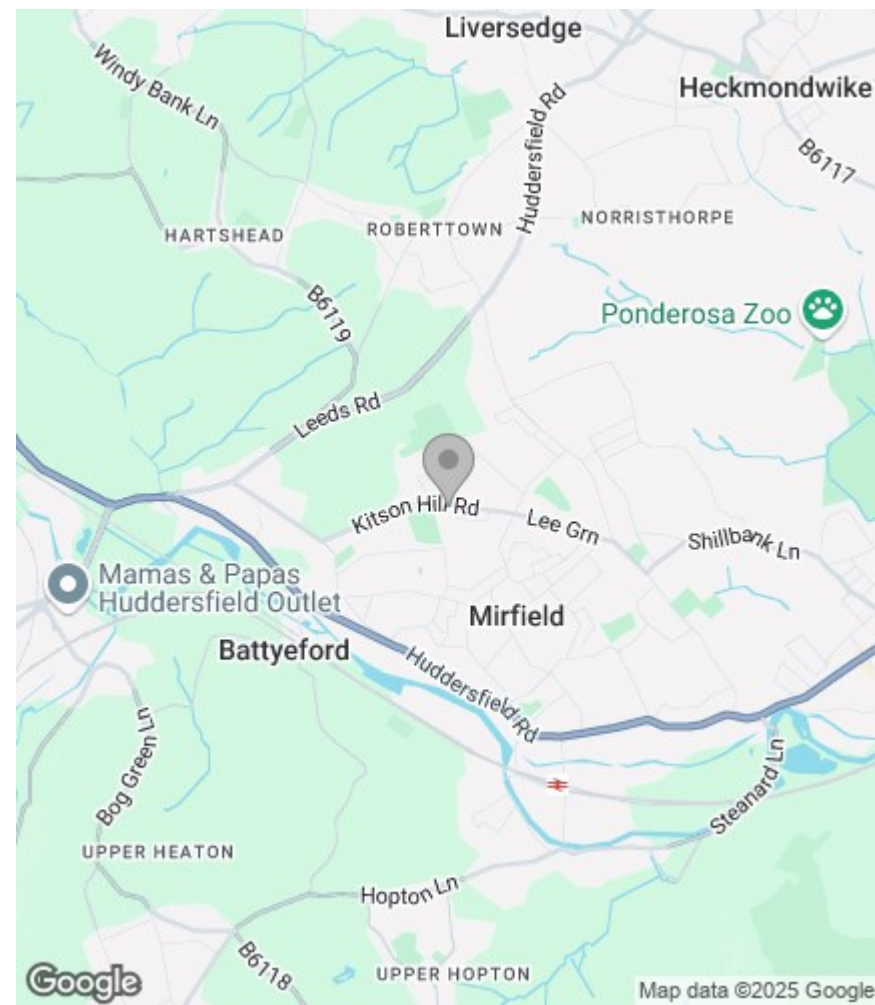
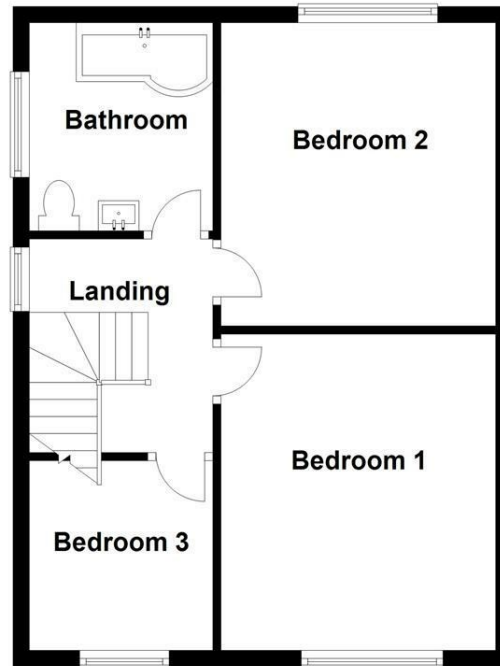




Ground Floor



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		81
(69-80) C		
(55-68) D	67	
(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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