



2 Granny Lane, Mirfield, WF14 8LA
£125,000

bramleys

NO UPPER CHAIN

Situated in a sought after area within Mirfield, is this well presented 2 bedroom cottage. Having features including uPVC double glazing, gas fired central heating and accommodation comprising:- entrance vestibule, kitchen, lounge, first floor landing, 2 bedrooms and bathroom. Externally there is a cottage style buffer garden to the front of the property.

Ideally placed for access to Mirfield town centre and all the amenities afforded there, including the railway station which has access links to nearby towns and cities, plus direct links to London.

Forming an ideal purchase for the first time buyer or professional person, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

Energy Rating: D



GROUND FLOOR:

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

Entrance Vestibule

With a staircase rising to the first floor, a central heating radiator and is open plan into the kitchen.

Kitchen

11'1" max x 8'3" (3.38m max x 2.51m)

Fitted with a range of matching wall and base units, laminated work surfaces, 1.5 bowl sink unit with side drainer and mixer tap, 4 ring gas hob with overhead extractor fan above, integrated electric oven beneath, space and plumbing for a washing machine and a wall mounted boiler. There is also an integral fridge and freezer, uPVC double glazed window to the front elevation and a door which provides access into the lounge.

Lounge

15'0" x 13'9" (4.57m x 4.19m)

This well presented lounge which has been recently redecorated, has a uPVC double glazed window to the front of the property, central heating radiator, Inglenook fireplace and a door which gives access to the understairs storage cupboard.

FIRST FLOOR:

Landing

Having a loft access point and door accessing all of the first floor accommodation.

Bedroom 1

12'6" max x 13'0" max (3.81m max x 3.96m max)

The master bedroom has a comprehensive range of fitted furniture which provide ample hanging and storage space. There are two uPVC double glazed windows to both the front and side elevation, as well as a central heating radiator.



Bedroom 2

10'11" x 8'4" (3.33m x 2.54m)

This good sized second bedroom has a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower over and glass shower screen, a pedestal wash hand basin and low flush WC. There is also a ladder style radiator.

OUTSIDE:

The property is street lined, but offers a buffer style cottage garden which is walled with mature plants and shrubs to provide privacy and a small seating area.

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 in the direction of Huddersfield turning left at the traffic lights into Station Road. At the end of the road upon reaching the mini roundabout, turn left into Granny Lane where the property can be found on the corner, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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.

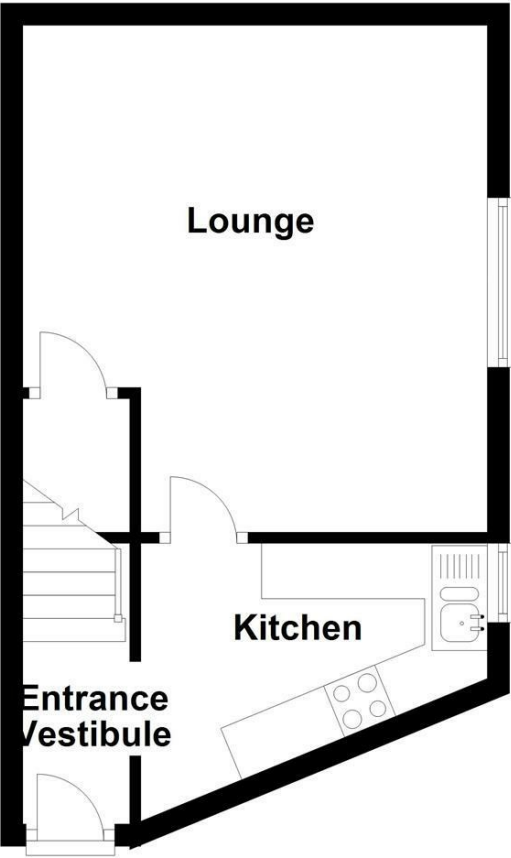
VIEWINGS:

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

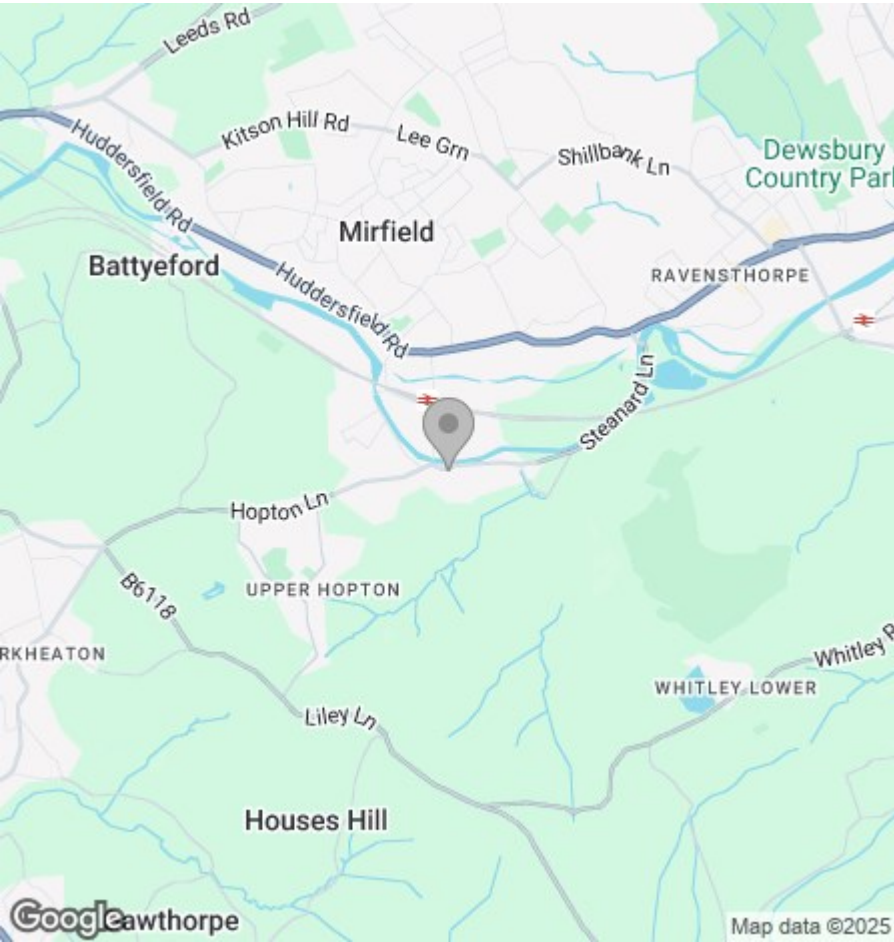
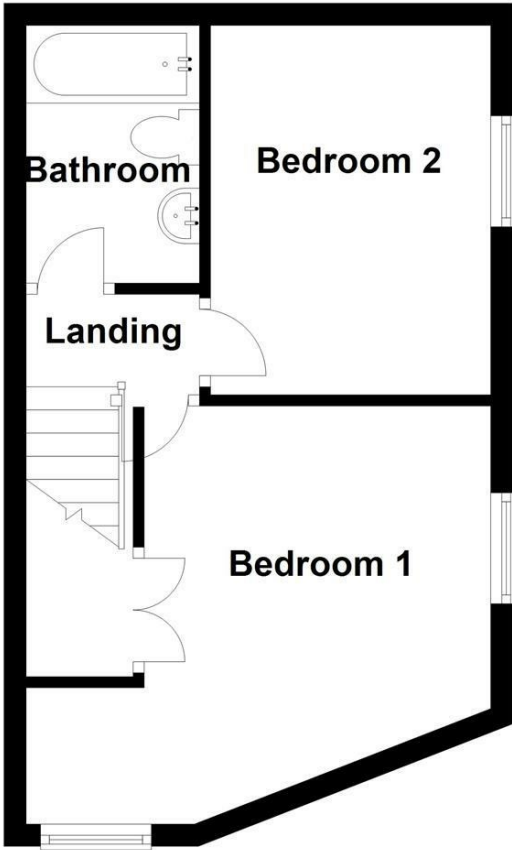




Ground Floor



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		67
(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		EU Directive 2002/91/EC 

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