



35 Lady Heton Drive, Mirfield, WF14 9EQ
£395,000

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NO UPPER CHAIN

Beautifully presented 3 double bedroom, detached true bungalow set on a corner plot in outstanding gardens, which provide far reaching views at the front of the property.

This property could be occupied with the minimum of expense and has been well maintained by the current vendor. With features including uPVC double glazing, gas fired central heating and a layout of accommodation which comprises:- entrance hallway, dining kitchen, lounge, inner hallway, 3 double bedrooms and wet room. Externally there is a garage, driveway and landscaped gardens to front, side and rear. Forming an ideal purchase for a family or downsizing couple, the property is handily placed for amenities including public transport links and Mirfield town centre which is only a short drive away.

An internal viewing is highly recommended to fully appreciate the quality that this accommodation has to offer.



GROUND FLOOR:

Enter the property through a composite and glazed external door into:-

Entrance Hall

Being of a generous size, with a central heating radiator and opening into the inner hallway which accesses the living accommodation.

Kitchen

16'5" x 11'3" (5.00m x 3.43m)

Commanding far reaching views to the front elevation from the 2 uPVC double glazed windows. The kitchen is fitted with a range of matching wall and base units, with laminated work surfaces and tiled splashbacks, inset

stainless steel sink unit with side drainer and mixer tap, integrated 5 ring gas hob with stainless steel extractor, integrated microwave and oven. There is also a Bosch dishwasher, Hotpoint washer/dryer and a cupboard which houses the Worcester Bosch central heating boiler. The kitchen is 3 years old, with recently fitted flooring and there is a central heating radiator.

Lounge

11'8" x 10'7" (3.56m x 3.23m)

Another good sized reception room, with far reaching views from the uPVC double glazed window to the front elevation. There is also a central heating radiator, wall light points,

central heating radiator and the focal point of the room is a living flame gas fire which is set within a modern surround, with back and hearth.

Bedroom 1

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

Situated to the rear of the property, with views over the beautiful garden by way of a uPVC double glazed window. There are recently fitted wardrobes to one wall and a central heating radiator.

Bedroom 2

13'6" x 9'2" (4.11m x 2.79m)

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

Bedroom 3

9'5" x 9'4" (2.87m x 2.84m)

Another double bedroom, also situated to the rear of the property. Having a uPVC double glazed window and a central heating radiator.

Wet Room

The wet room is of a good size and furnished with a 3 piece suite comprising of a walk-in shower with glass shower screen, low flush WC and a pedestal wash hand basin. There is a ladder style radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a block paved driveway which provides off road



parking for a couple of vehicles and leads to the detached garage. To the side of the drive there is a well kept lawned garden with mature planted borders and is enclosed by walling, this could provide further parking should the discerning buyer require this. The front garden is also beautifully presented with low level wall, mature planted borders and lawned area. Stunning views can be appreciated from both the front and side of the property. A paved drive leads down the side of the property, where there is a further seating area which overlooks the garden, the pathway then continues to the rear which is wheelchair friendly and the private back garden also commands views, with well manicured planted beds which provide an array of colour. To the bottom of the garden there is a stone built outbuilding, which could offer a variety of different uses from summer house, to bar, to home office, or those wishing to operate a business from home e.g. nail bar. There is also a paved patio and this garden would be a superb place for relaxation and entertaining in the summer months.

Garage

Electric shutter 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 the Mirfield office via Huddersfield Road in the direction of Huddersfield continuing along this road taking the right hand fork onto Stocks Bank Road. Travel for ½ mile turning right onto Priory Way. Continue up this road and turn left onto Lady Heton Drive where the property can be found towards the end on the right hand side.

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:

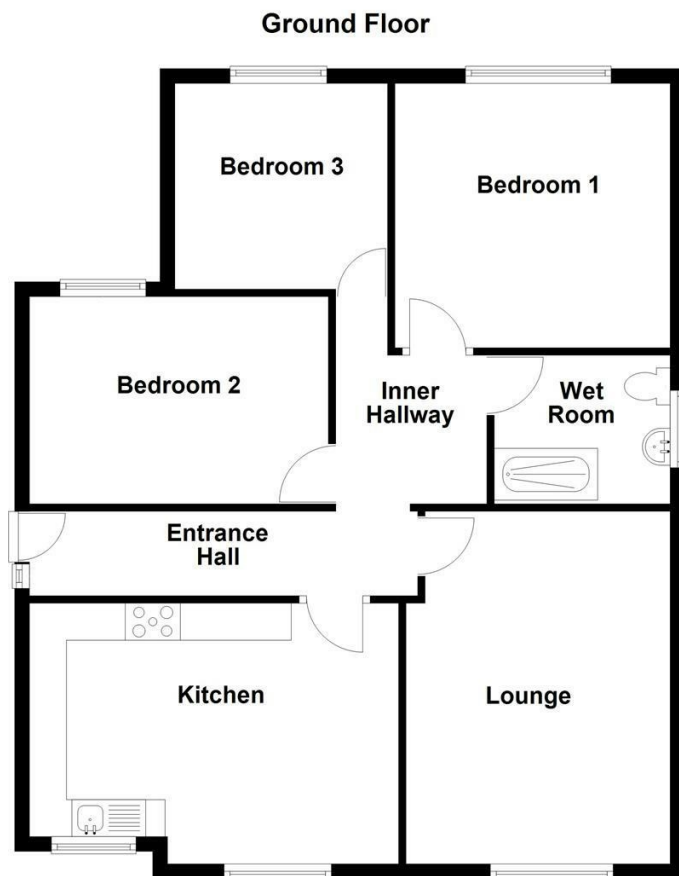
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







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		
(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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