



The Beeches Lee Green, Mirfield, WF14 0AB

£469,995

bramleys



**\*\*\*\*\*NO CHAIN\*\*\*\*\*** A rare opportunity has arisen to purchase this versatile 3 bedroom detached home with self-contained 1 bedroom annex being of a substantial size. Beautifully presented throughout and set within a well kept garden and having ample off-road parking, this well maintained property offers exceptional flexibility and lifestyle potential. Accompanying the main residence is a self-contained 1 bedroom annex which is perfect for generating a rental income or ideal for extended family living or the opportunity to be adapted to operate a home business subject to necessary planning permissions. Situated in a popular area of Mirfield with features including uPVC double glazing and gas fired central heating, the accommodation comprises:- entrance hallway, lounge, dining kitchen, utility room, sun room, 3 first floor bedrooms and house bathroom. The 1 bedroom annex comprises:- dining kitchen, well proportioned lounge, good sized master bedroom, utility room and house bathroom.





## GROUND FLOOR:

Enter the property via a timber and glazed exterior door into:-

### Entrance Hallway

Where there is diamond leaded window, a central heating radiator, useful under stair storage cupboard, staircase rising to the first floor and doors accessing the kitchen and lounge.

### Lounge

15'0" x 13'0" (4.57m x 3.96m)

This well proportioned reception room has a uPVC diamond leaded double glazed window to the front elevation, wall light points, a living flame gas fire set within a decorative timber surround with tiled back and hearth and a central heating radiator.

### Dining Kitchen

20'0" x 9'9" (6.10m x 2.97m)

This good sized dining kitchen is the heart of the home and features a range of gloss base and wall units with laminated working surfaces and upstands inset into which is a sink unit with side drainer and mixer tap. Further integrated appliances include an induction hob, double oven, microwave and dishwasher. There is also a stainless steel extractor fan, ceiling spotlights, ceiling coving, panelling to the floors, a central heating radiator and a uPVC double glazed window to the rear elevation. Doors access the utility room and sun room.



### Utility Room

12'9" x 9'6" (3.89m x 2.90m)

A good sized utility room fitted with a range of storage cupboards, space and plumbing for a washing machine, dryer, fridge freezer and a sink. There is also a uPVC double glazed window to the rear elevation and a door accessing the car port.

### WC

Furnished with a 2 piece suite comprising WC and wash hand basin.

### Sun Room

19'8" x 9'8" (5.99m x 2.95m)

A pleasant addition to the existing accommodation offering uPVC double glazed windows overlooking the garden and uPVC double glazed French doors which access the rear garden. There is also a central heating radiator and a door which accesses the annex.

## FIRST FLOOR:

### Landing

There is a loft access point and doors accessing all of the first floor accommodation.





### Bedroom 1

14'4" x 11'2" (4.37m x 3.40m)

This good sized master bedroom has fitted wardrobes and useful storage drawers along with dressing table, a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

10'7" x 10'6" (3.23m x 3.20m)

A second bedroom of double proportions having a range of fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

7'8" x 6'5" (2.34m x 1.96m)

Currently used as an office but could be used as a single bedroom and is fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bathroom

This newly fitted superb modern bathroom is part tiled with a walk-in shower and floor to ceiling glass shower screen, tiled bath, encased low flush WC and vanity wash hand basin with useful storage stores. There is also a central heating radiator and a uPVC diamond leaded double glazed window to the front elevation.

### ANNEX:

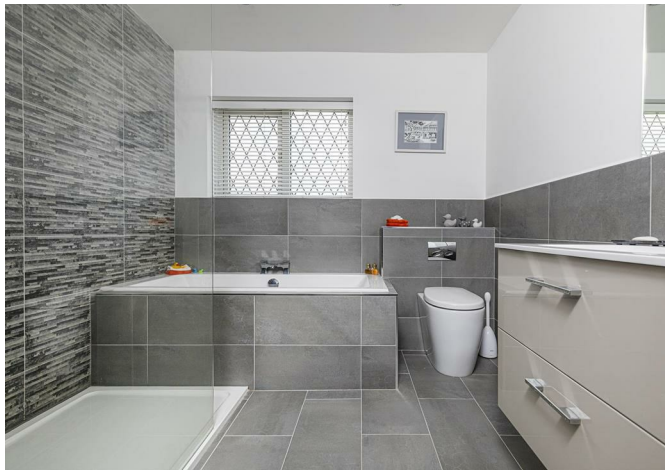
### Dining Kitchen

13'6" x 13'2" (4.11m x 4.01m)

Having an ample range of fitted base and wall units with laminated working surfaces and tiled splashbacks, integrated appliances include oven, fridge, dishwasher, 5 ring gas hob and sink unit with side drainer and mixer tap. There is also an extractor fan, wood effect flooring, ceiling spotlights, a central heating radiator, ceiling coving, a uPVC double glazed window to the front elevation and a uPVC double glazed exterior door accessing outside. The kitchen is open to the hallway.

### Inner Hallway

Being of a generous size and having timber doors accessing useful storage space.



### Lounge

15'1" x 13'9" (4.60m x 4.19m)

This well proportioned lounge has ample natural light from the uPVC diamond leaded double glazed windows and uPVC double glazed French doors which access the rear garden. There are also wall lights, ceiling coving, wood effect flooring, a central heating radiator and a door accessing the main house accommodation. The main focal point of the room is a fire set within a modern surround with back and hearth.

### Bedroom

14'0" x 12'3" (4.27m x 3.73m)

Another light room situated to the rear of the property having uPVC diamond leaded double glazed windows overlooking the garden, a central heating radiator, ample storage by way of walk-in wardrobe with hanging and shelving space along with 2 further storage cupboards and a walk-in office. The office has power and light but could be turned into another storage area.

### Utility Room

11'6" x 6'0" max (3.51m x 1.83m max)

There is space and plumbing for a washing machine, dryer, fridge, freezer, power and light and offers additional storage space with access to a partly boarded loft which is accessible via a loft ladder.

### Bathroom

Being part tiled to the walls and furnished with a 4 piece suite comprising walk-in shower cubicle, panelled bath, wall mounted sink and low flush WC. There is also wood effect flooring, ceiling spotlights a ladder style radiator and a uPVC double glazed diamond leaded window to the front elevation.

### OUTSIDE:

Accessed via a timber gate is a substantial tarmac driveway allowing off-road parking for a number of vehicles along with mature planted hedging and borders and is fenced for security and privacy. There are 2 garage doors, one allowing for ample storage and the other accessing a useful car port which can fit 2 vehicles and also leads to a third garage which has up and over door and power and light. The extremely well presented rear garden is predominantly laid to lawn with paved patio areas and also has the pleasant addition of a summer house which has power and light. There are mature planted borders and perimeter fencing for security and privacy.



### 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 office in the direction of Dewsbury turning left onto Knowl Road. Continue into Water Royd Lane and upon reaching the crossroads with the Saville Arms public house, turn right onto Lee Green where the property can be found after a short distance on the right hand side clearly identified via the Bramleys for sale sign.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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:

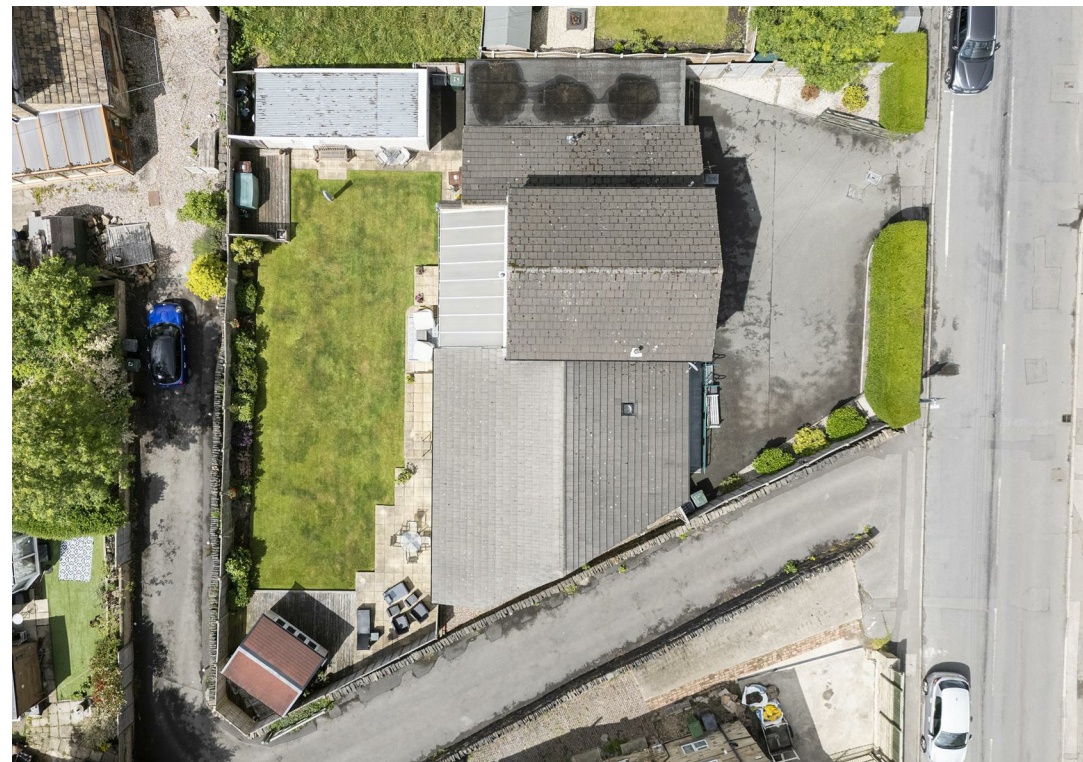
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing:-

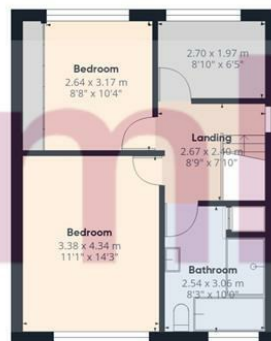
Mirfield Properties: 01924 495334



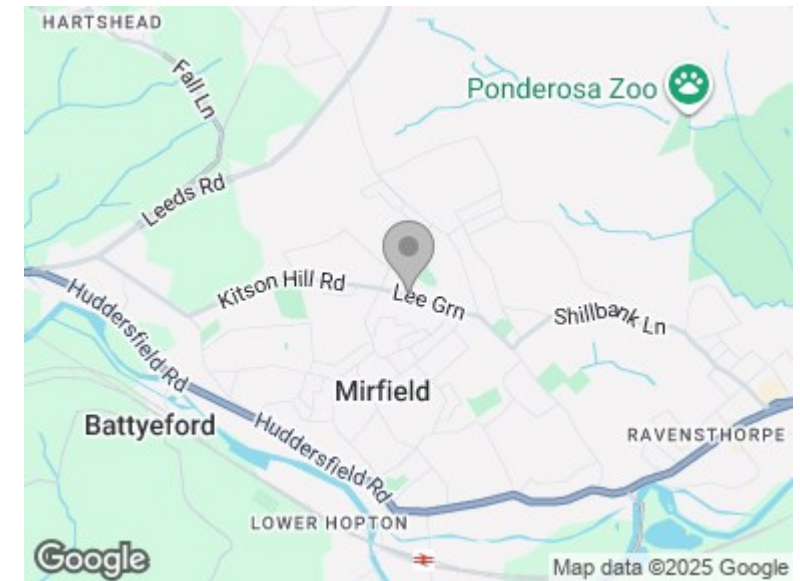




Floor 0



Floor 1



#### 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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