



59 Old Bank Road, Mirfield, WF14 0HX
£159,950

bramleys

Offered for sale with no vendor chain, is this deceptively sized, 3 bedroom mid terraced property.

Offering off road parking and rear garden, together with double glazing and gas fired central heating.

Previously rented out, the property does now require a programme of improvement works throughout and is the perfect opportunity for the discerning buyer to put their own stamp on.

Ideally suited to first time buyers or those with a young and growing family, this property provides accommodation which comprises:- entrance vestibule, lounge, dining kitchen, first floor landing, 3 bedrooms and bathroom.

Situated within close proximity to local amenities, including the public transport network which gives access to nearby towns and cities, as well as Mirfield train station which is only a short drive away and provides direct links to London. Schooling is within close proximity, as well as shops within walking distance.

An internal viewing is highly recommended to appreciate the potential that this property has to offer.



GROUND FLOOR:

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

Entrance Vestibule

Having a door which accesses the lounge.

Lounge

16'0" x 14'1" (4.88m x 4.29m)

A generous sized lounge which has a uPVC double glazed window to the front elevation, central heating radiator, a gas fire with surround, back and hearth, door into the dining kitchen and a staircase leads up to the first floor.

Dining Kitchen

12'9" x 10'0" (3.89m x 3.05m)

Fitted with a range of wall and base units with laminate work surfaces, inset stainless steel sink with side drainer and mixer tap, 4 ring gas hob and electric oven. There is also a wall mounted boiler, space for a washing machine, uPVC double glazed window to the front elevation, central heating radiator and a door which accesses the rear vestibule.



Rear Vestibule

Having a timber and glazed door which accesses the rear garden, a central heating radiator and access to a useful understairs storage space.

FIRST FLOOR:

Landing

With a loft access point and a uPVC double glazed window to the rear elevation.

Bedroom 1

14'1" x 9'8" (4.29m x 2.95m)

A well proportioned master bedroom which is situated to the front of the property. There is a central heating radiator and uPVC double glazed window.

Bedroom 2

11'4" x 5'9" (3.45m x 1.75m)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator and a door which gives access to a useful wardrobe space.



Bedroom 3

10'0" x 4'7" (3.05m x 1.40m)

Having a uPVC double glazed window which overlooks the rear of the property, and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC.

OUTSIDE:

To the front of the property there is an off road parking space and stairs which give access to the front door. To the rear there is a good sized garden area which is predominantly paved and walled for privacy and security.

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, before turning left on Knowl Road. Continue on Knowl Road into Water Royd Lane which then becomes Old Bank Road. Upon passing St Andrews Church on the left hand side, this property can be found 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.

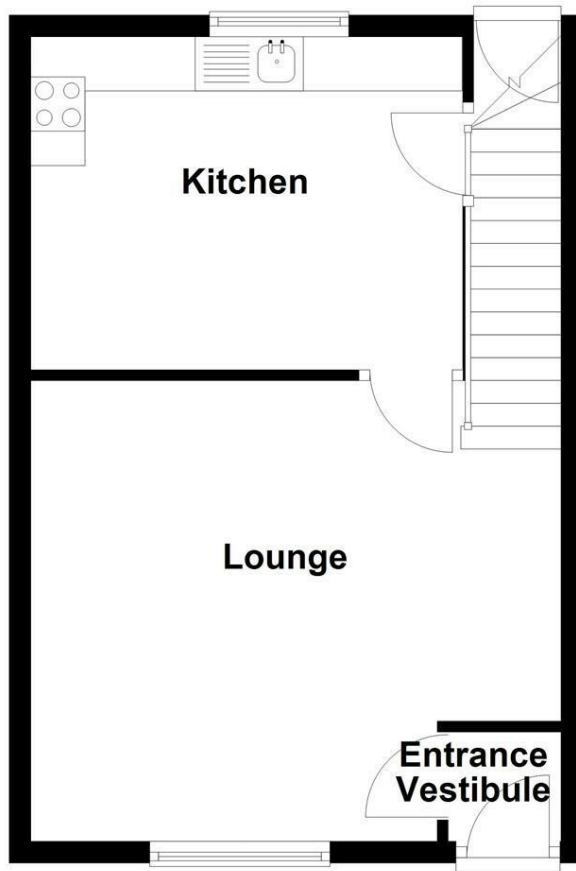
VIEWINGS:

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

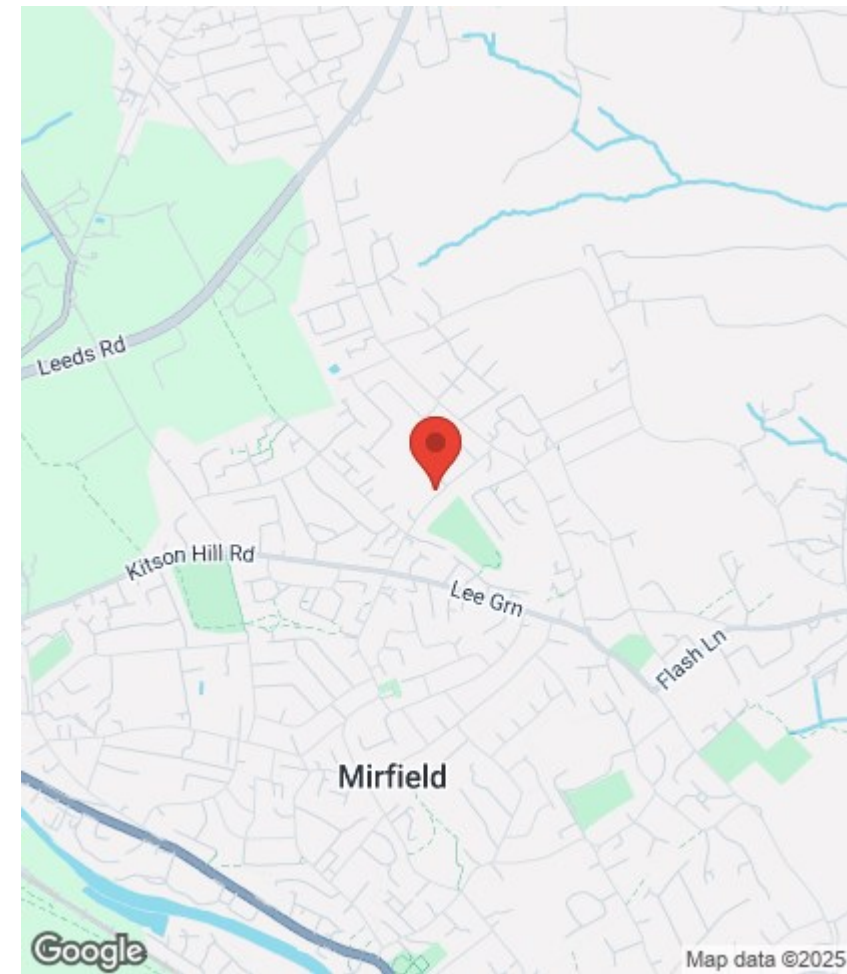
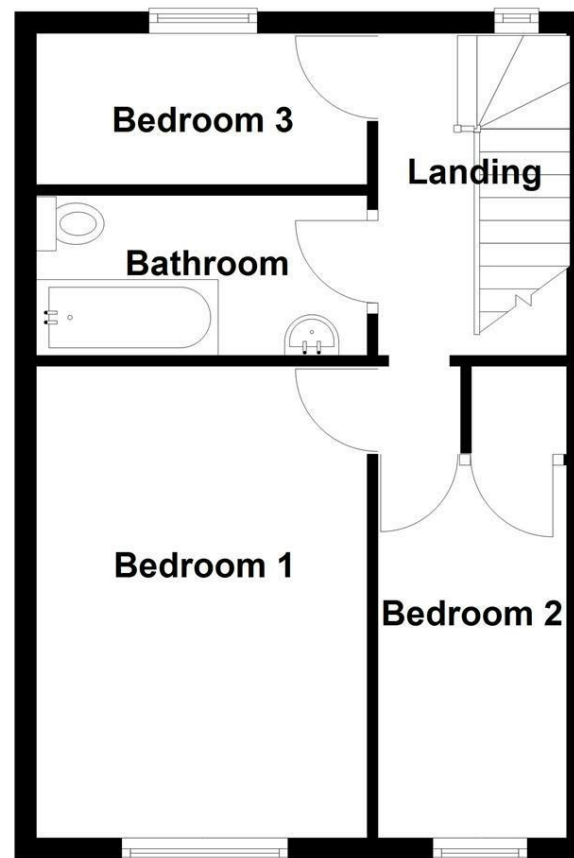




Ground Floor



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		87
(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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