



1 Meadow Bank Crescent, Mirfield, WF14 9QL
Offers Over £400,000

bramleys





This individually designed family home offers 4 bedrooms with ensuite facilities to the master. The property benefits from an alarm system, uPVC double glazing and gas central heating which includes a new boiler and some new radiators, with a layout comprising:- entrance vestibule, lounge, dining kitchen, conservatory, ground floor WC, first floor landing, 4 bedrooms and ensuite facilities with additional house bathroom. Externally, there is off-road parking, integral garage, and a private garden to the rear. The property is ideally situated to Mirfield town centre with all amenities included there such as well regarded schooling, public transport links including train services in addition to being a short distance from the motorway network. An early internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

GROUND FLOOR:

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

Entrance Vestibule

Where there is a staircase rising to the first floor, a useful under stair storage cupboard and a new central heating radiator.

Lounge

15'7" x 13'2" (4.75m x 4.01m)

A well proportioned reception room situated to the front of the property fitted with a uPVC double glazed window and a new central heating radiator. The main focal point of the room is a gas fire set within a decorative surround with back and hearth.

Dining Kitchen

16'4" x 12'6" (4.98m x 3.81m)

Fitted with a range of base and wall units with granite working surfaces and upstands inset into which is a corner sink unit with side drainer and mixer tap. Further integrated appliances include double oven, microwave, 5 ring gas hob with stainless steel extractor fan over, fridge and freezer. There is also a uPVC double glazed window to the rear elevation. To the dining area, there is a new central heating radiator and timber and glazed doors accessing the conservatory.

Conservatory

9'9" x 9'8" (2.97m x 2.95m)

A pleasant addition to the existing accommodation offering further sitting space with underfloor heating, overlooking the rear garden fitted with uPVC double glazed windows and a set of uPVC double glazed French doors.

Inner Hallway

Accessed via the kitchen and fitted with a uPVC double glazed exterior door accessing the rear as well as doors accessing the garage, ground floor WC and useful cupboard with plumbing for a washing machine. There is a central heating radiator.

WC

Fitted with a 2 piece suite comprising high flush WC and wall mounted sink unit along with a uPVC double glazed window to the rear elevation.

FIRST FLOOR:

Landing

There is a loft access point and doors accessing all of the first floor accommodation. The vendor informs us that the loft is partially boarded.

Bedroom 1

12'9" x 12'7" (3.89m x 3.84m)

A good sized master bedroom having uPVC double glazed window to the rear elevation and a central heating radiator.

Ensuite

Furnished with a 3 piece suite comprising shower cubicle, wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom 2

13'7" x 10'1" (4.14m x 3.07m)

Benefitting from views via the uPVC double glazed window to the front elevation and having a central heating radiator.





DIRECTIONS:

Leave the Mirfield office heading towards Battysford and taking a right onto Stocks Bank Road. Take the third right onto Bank Street and another right onto Meadowbank Crescent where the property can be identified by the Bramleys for sale board.

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

Bedroom 3

11'0" x 8'9" (3.35m x 2.67m)

Another bedroom of double proportions having a fitted wardrobe, a central heating radiator and uPVC double glazed window also benefitting from far reaching views.

Bedroom 4

9'7" x 9'5" (2.92m x 2.87m)

Situated to the front of the property and currently used as an office but could also make a superb bedroom. Fitted with a new central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 4 piece suite comprising sunken bath with tiled panels, shower cubicle, vanity wash hand basin and encased low flush WC. There is full tiling, a ladder style radiator and a uPVC double glazed window to the side elevation.

OUTSIDE:

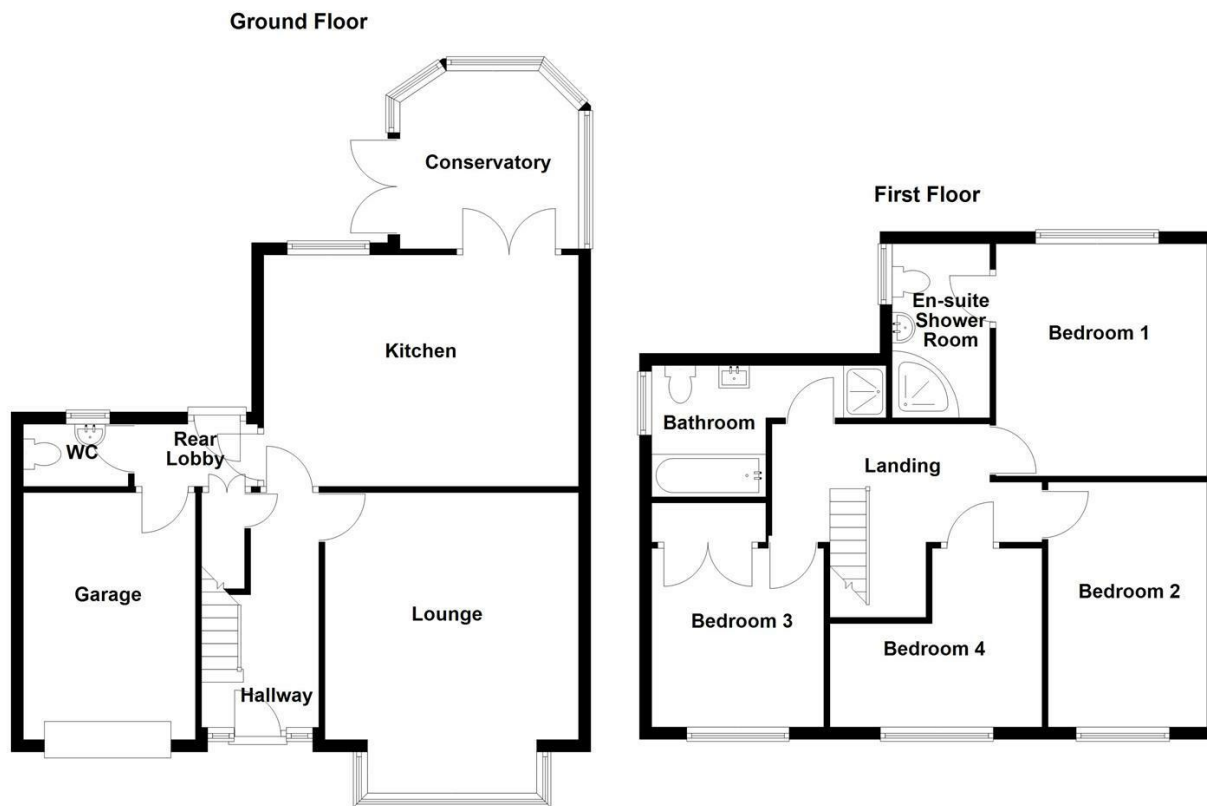
To the front, there is a block paved drive with mature planted borders which leads to the integral garage with up and over door. A paved path leads down the side of the property to the rear garden which is private and fenced for security and privacy and is predominantly laid to lawn with jacuzzi area, decked seating area and paved areas.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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	

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



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