



11b Huddersfield Road, Mirfield, WF14 9HN
£174,950

bramleys

NO UPPER CHAIN

Offered for sale is this well presented 3 bedroom semi-detached property. Situated just out of Mirfield town centre, in the catchment area for well regarded local schooling, this property could be occupied with the minimum of expense and has features which include uPVC double glazing and a gas fired central heating system.

Offering accommodation which briefly comprises:- entrance vestibule, lounge, kitchen, first floor landing, 3 bedrooms and bathroom.

Externally there are gardens to both front and rear, shared driveway which offers off road parking and there is also a detached garage.

This property would make an ideal purchase for first time buyers or those with a young and growing family, looking for a property which is ready to move into.



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Vestibule

Having a central heating radiator, staircase rising to the first floor and door accessing the lounge.

Lounge

14'4" x 13'8" (4.37m x 4.17m)

A welcoming reception room which is generous in size and has ample natural light by way of a uPVC bay window to the front elevation. The main feature of this room is a stone built fireplace with timber surround and electric fire. There is also dado rail décor, central heating radiator and door accessing the kitchen.

Kitchen

17'5" x 6'0" (5.31m x 1.83m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, a 4 ring gas hob with electric oven beneath, space and plumbing for a washing machine, and space for

an undercounter fridge. Also fitted with wood effect laminate flooring, a central heating radiator, uPVC double glazed window to the rear elevation and access to an understairs storage space which also has a uPVC double glazed window. A uPVC double glazed external door provides access to the rear of the property.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation and doors accessing the first floor accommodation and loft access point.

Bedroom 1

10'8" x 10'4" (3.25m x 3.15m)

Situated to the front of the property, there is a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'4" x 9'0" (3.15m x 2.74m)

A second bedroom of double proportions, situated to the rear of the property with a uPVC double glazed window and a central heating radiator.



Bedroom 3

6'7" x 6'1" (2.01m x 1.85m)

A third bedroom of single proportions, having a central heating radiator and uPVC double glazed window to the front elevation.

Bathroom

Fitted with a 3 piece suite comprising of a corner bath with shower over and shower curtain rail, pedestal wash hand basin and low flush WC. There is also a central heating radiator and uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a shared driveway which leads to wrought iron gates which access the rear garden. The front garden is predominantly laid to lawn with mature planted trees and shrubbery. The rear garden has a paved patio seating area, lawn with planted borders, garage and steps which give access to the kitchen.

Garage

With an up and over 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 Mirfield in the direction of Dewsbury

via Huddersfield Road. After passing the cricket ground, the property can be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

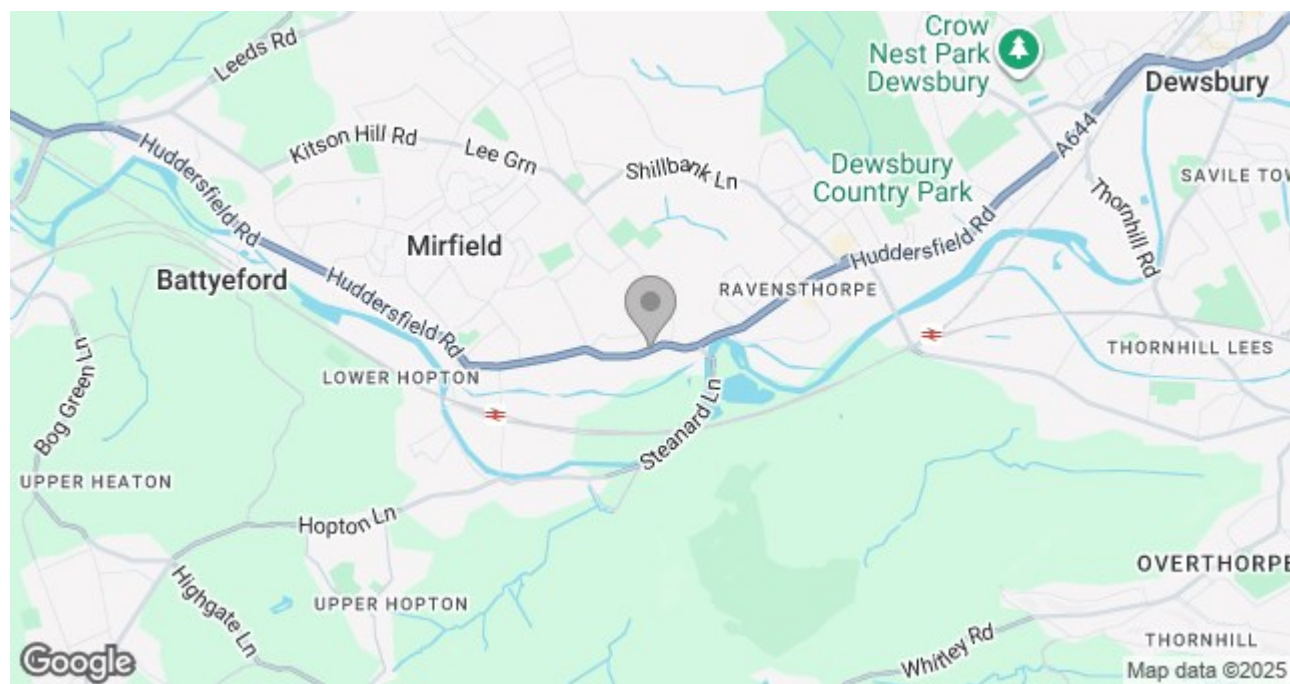
VIEWINGS:

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

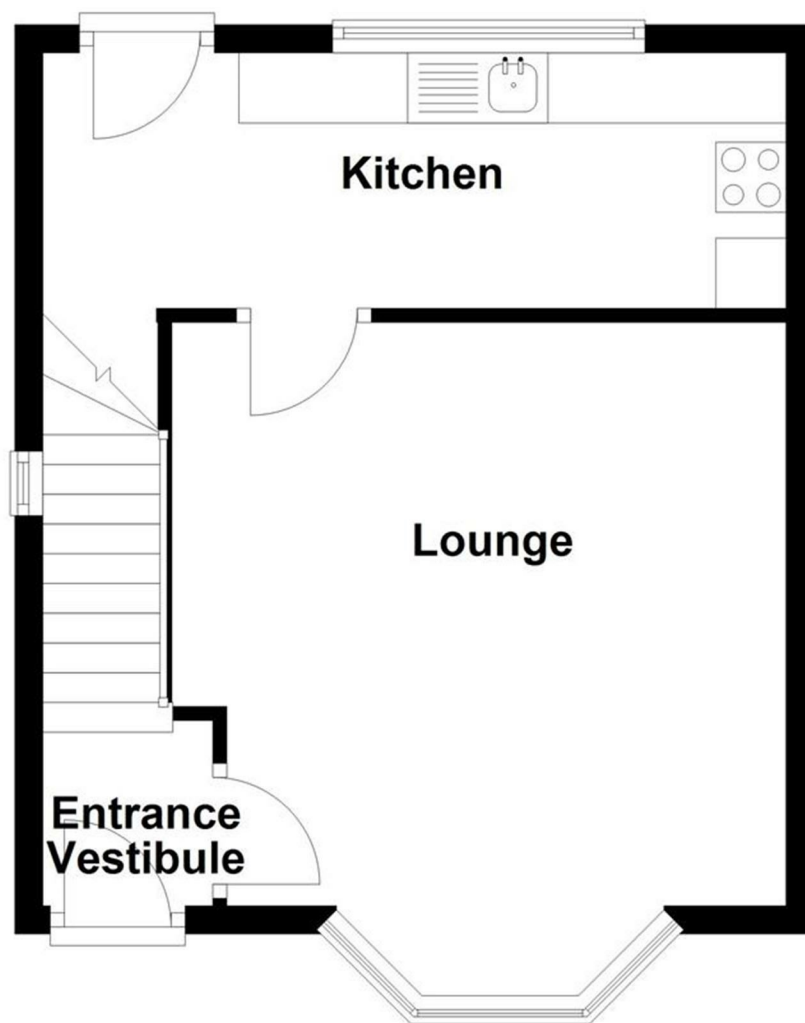




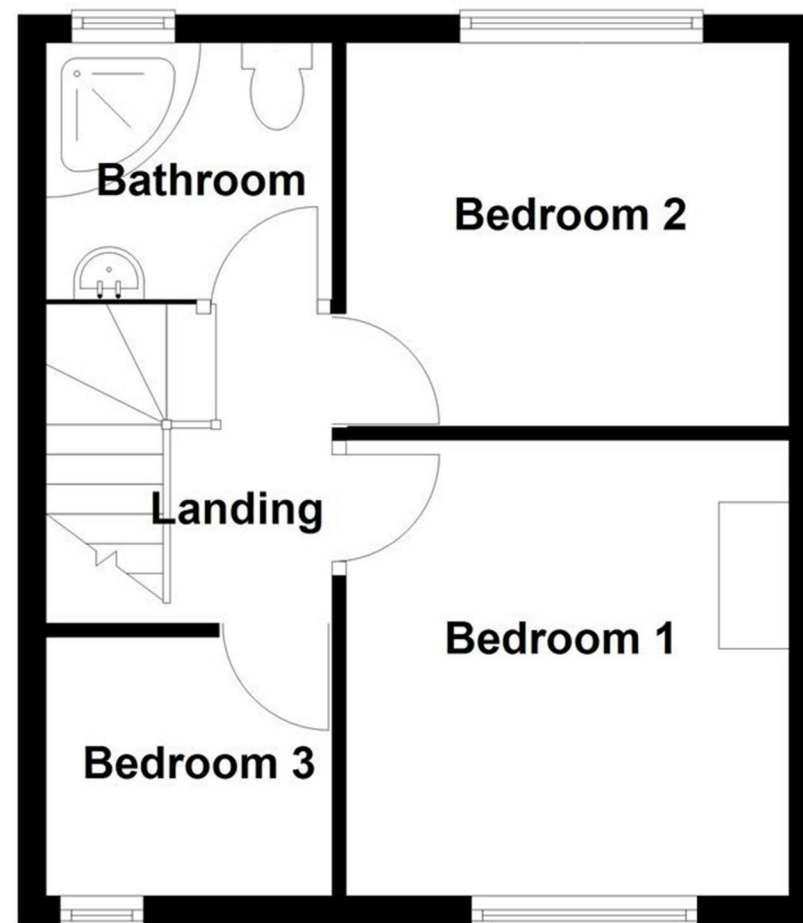
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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

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