



42 Spring Place Court, Mirfield, WF14 0QZ
£275,000

bramleys

Situated on an ever popular modern development is this impressive detached property. Having an open aspect to the rear with adjoining fields, this ideal family home really must be viewed to be fully appreciated. The 3/4 bed roomed accommodation has been improved by the current vendor with the conversion of the former garage and now boasts an open plan lounge/diner, ground floor WC, modern kitchen, utility room, ground floor bedroom/office, along with 3 first floor double bedrooms, one with ensuite shower and house bathroom. Externally, there is a double driveway providing off road parking facilities to the front and a pleasant enclosed garden with open fields beyond to the rear. The property is located within easy reach of local amenities, well regarded schooling and major road and rail links.

Energy Rating: C





GROUND FLOOR

Enter the property via an exterior front door into:-

Entrance Lobby

Where there is coat hanging space and doors leading to the WC and living space.

Ground Floor WC

Furnished with a WC and a wash basin. There is a central heating radiator and a uPVC window to the front.

Lounge opening into Dining area

14'5" x 12'11" narrowing to 10'5" x 8'4" (4.39m x 3.94m " narrowing to 3.18m x 2.54m)

This impressive open plan living space has a pleasant lounge area with a uPVC front window and central heating radiators. A recessed stairway leads to the first floor accommodation. The Lounge area leads into a pleasant dining space with a central heating radiator and uPVC French doors lead out to the rear garden.

Kitchen

10'5" x 9'6" (3.18m x 2.90m)

A modern kitchen fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink

unit with mixer tap and drainer. Integrated within the kitchen is a 4 ring hob with extractor over and in-built under oven. There is also a central heating radiator, an exterior side door and a uPVC window overlooking the rear garden.

Utility Area

This handy utility space has built in under stairs storage cupboards and a side uPVC window. A door leads into the bedroom/office.

Ground Floor Bedroom/Office

9'9" x 8'2" (2.97m x 2.49m)

This versatile room has a uPVC window to the front and a central heating radiator.

FIRST FLOOR

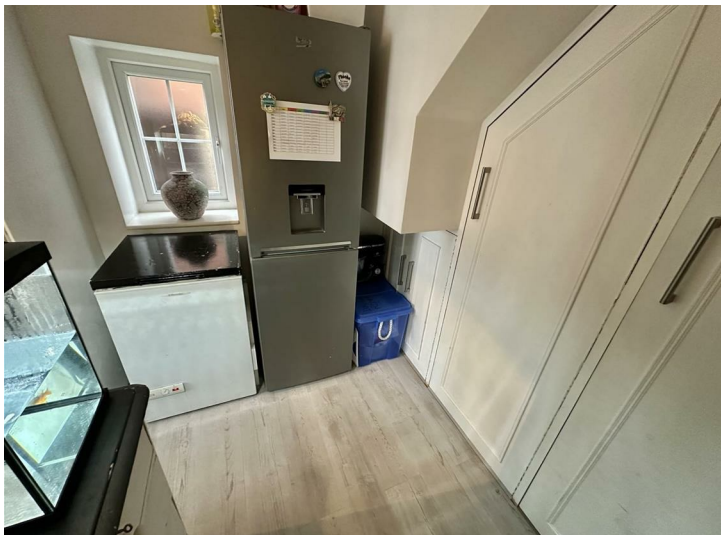
Landing

Having a side uPVC window and a useful in-built storage cupboard.

Bedroom 1

11'7" x 11'0 (3.53m x 3.35m)

A good sized bedroom, located to the front and having built in hanging storage space. There is also a uPVC window, a central heating radiator and a door leading io the ensuite shower room.



Ensuite Shower Room

A spacious ensuite with a walk-in shower cubicle, a wash basin and a WC.

Bedroom 2

11'4" x 9'9" (3.45m x 2.97m)

Another double bedroom with views over the rear garden and fields beyond and being fitted with a central heating radiator and a uPVC window.

Bedroom 3

10'3" x 9'7" (3.12m x 2.92m)

With pleasant views to the rear, this double bedroom has a uPVC window and a central heating radiator.

Bathroom

This 4 piece bathroom is furnished with a walk-in shower cubicle, a panelled bath, a wash basin and a WC. There is some tiling to the walls, a ladder style radiator and a uPVC side window.

OUTSIDE

To the front of the property is a double width driveway providing off-road parking facilities, along with a low maintenance garden and pathway leading to the front door. The good sized rear garden has a paved patio seating area beyond which is a lawn with stepping stones and plated borders. The garden is enclosed by fencing and has a further planted area and flowering sections. The garden has an open outlook and adjoins fields to the rear.

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 on Huddersfield Road heading towards Dewsbury. Take a left turn onto Church Lane which will then become Dunbottle Lane and then turn right onto Flash Lane which will become Shillbank Lane. After a short distance, turn right onto Spring Place Gardens, turn right onto Spring Place Court and then take the left turn. The property can be found at the end of this street clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

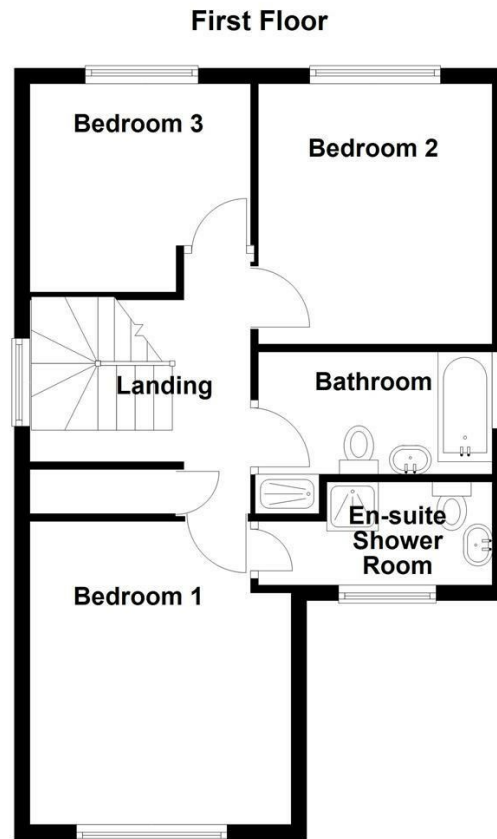
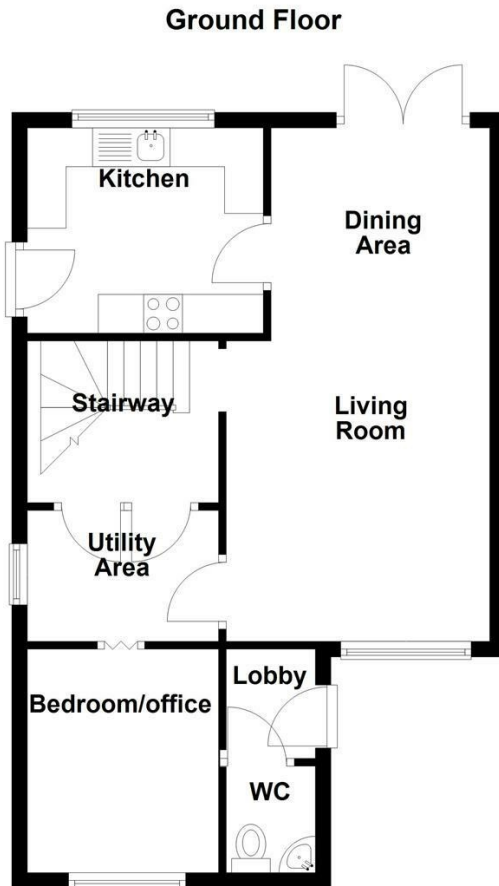
MORTGAGES:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(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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