



12 Lavender Court, Mirfield, WF14 0DZ
£395,000

bramleys

Bramleys welcome to the market this superbly presented 4 bedroom detached family home. Situated on a modern development and being only 4 years old, offering the remaining house builders guarantee. The property features upgrades by the current vendor along with uPVC double glazing, central heating. A layout comprising: entrance hallway, office, lounge, dining kitchen, utility room, 4 double bedrooms, en-suite to the master and bathroom. Externally there are gardens to front and rear, off road parking for 2 cars and a garage. The property has excellent commuter links and is close to well regarded schooling, Bramleys would highly recommend a viewing of this quality family home.





GROUND FLOOR

Enter into the property via a composite and glazed door into the entrance hallway.

Entrance Hall

A welcoming hallway having a useful built in bespoke coat and shoe storage area under the stairs, a central heating radiator and doors accessing all of the ground floor accommodation. A staircase rises to the first floor.

Office

8.6 x 6.9 (2.44m.1.83m x 1.83m.2.74m)

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

Utility Room/W.C

6.8 x 5.3 (1.83m.2.44m x 1.52m.0.91m)

Fitted with base units and timber effect working surfaces with upstands inset into which is a

sink with mixer tap, there is space and plumbing for an integrated automatic washer, a central heating radiator and a low flush W.C.

Lounge

15.5 x 12.6 (4.57m.1.52m x 3.66m.1.83m)

The is well proportioned light room has a uPVC double glazed bay window to the front of the property, the main feature of the room is a bespoke media wall with shelving, complimentary lighting and ample storage cupboards. There is a central heating radiator and double timber doors access the dining kitchen.

Kitchen/Diner

26.5 x 10.6 max (7.92m.1.52m x 3.05m.1.83m max)

This generously sized dining kitchen has uPVC double glazed French doors and windows overlooking the rear garden. The kitchen area is fitted with a range of matching base and wall units with laminated working surfaces and upstands along with the addition of a breakfast bar which allows seating for up to 3 people. There is an inset 1 1/2 bowl sink unit with side





drainer and mixer tap, a 5 ring gas hob, double oven, integrated dishwasher, wine fridge extractor fan and a cupboard housing the central heating boiler. To the plinths there is spot lighting, under counter lighting and ceiling spotlights.

FIRST FLOOR

Landing

Having a loft access point, an airing cupboard and doors accessing all of the accommodation.

Bedroom 1

12.8 x 12.3 (3.66m.2.44m x 3.66m.0.91m)

Having fitted robes to one wall, the master bedroom has ample natural light from the uPVC double glazed windows, there's a central heating radiator and a door accessing the en-suite.

En- Suite

Fitted with a 3 piece suite comprising a shower, wall mounted hand basin and low flush W.C. Being part tiled to the walls, having a radiator and a uPVC double glazed window.

Bedroom 2

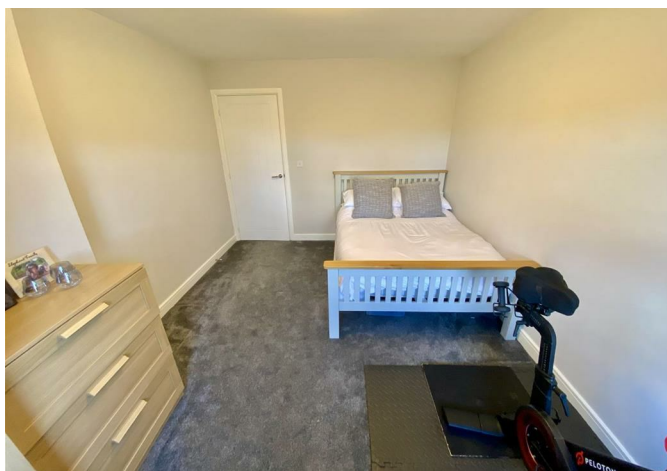
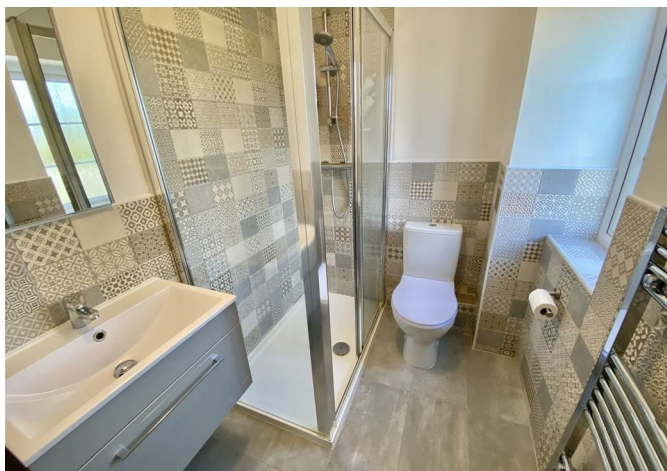
14.7 x 10'2 max (4.27m.2.13m x 3.10m max)

Situated to the front of the property this good sized bedroom has a central heating radiator and a uPVC double glazed window.

Bedroom 3

10.2 x 9.0 (3.05m.0.61m x 2.74m.0.00m)

Having a uPVC double glazed window to the rear and a central heating radiator.



Bedroom 4

12'7 max x 8'11 (3.84m max x 2.72m)

A 4th bedroom of double proportions currently used as a dressing room with a uPVC double glazed window to the rear and a central heating radiator.

Bathroom

Being fully tiled with feature tiling to one wall. The bathroom is fitted with a 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W.C. There's a uPVC double glazed window to the rear and a central heating radiator.

OUTSIDE

To the front of the property there is a lawned garden and paved path which leads to the front door and also has gated access to the rear garden. The private rear garden is walled and fenced and is mainly laid to lawn with a paved patio making this an ideal place for relaxation and a safe and secure place for children to play. There is gated access to the driveway which has parking for 2 cars and leads to the garage which has 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 the Bramleys Mirfield office via Huddersfield Road and take the first left hand turning onto Knowl Road. Continue up this road which in turn becomes Water Royd Lane and then Old Bank Road. At the end of this road turn left onto Sunny Bank Road and continue to the traffic lights. Turn left at the



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.

008 VIEWINGS:

Please call our office to book a viewing:-

Mirfield Properties: 01924 495334

lights onto Leeds Road. Turn left onto Summers Drive and then right onto Lavender Court where this property can be found at its conclusion.

TENURE:

Freehold

COUNCIL TAX BAND:

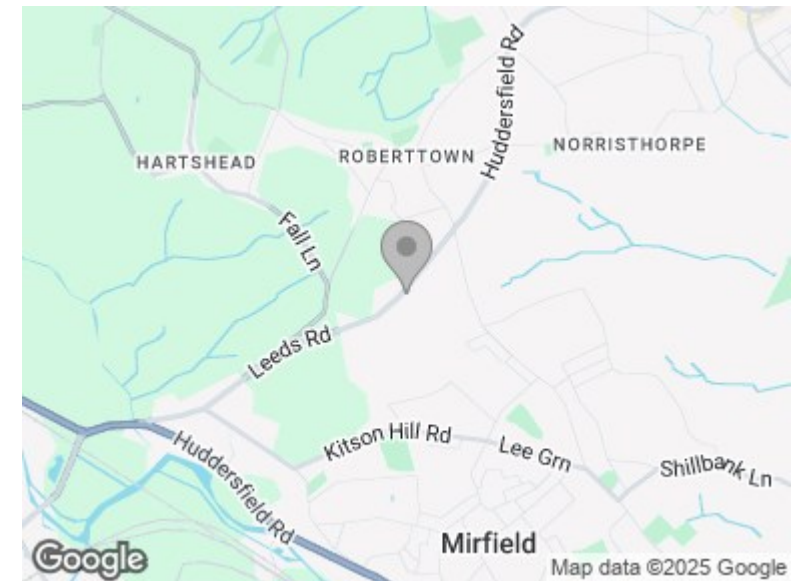
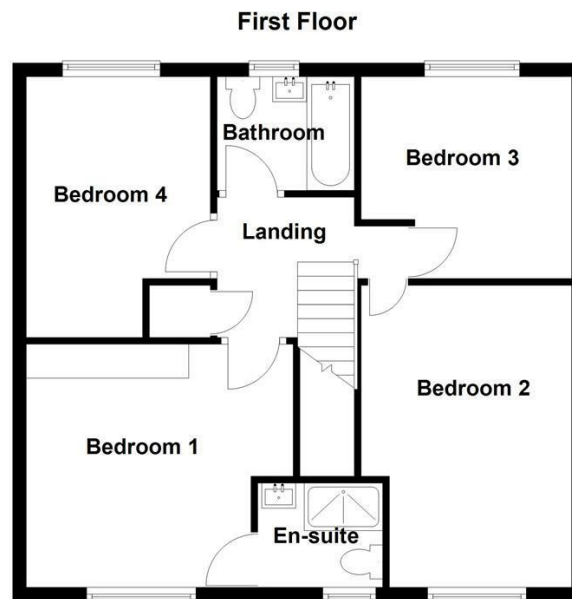
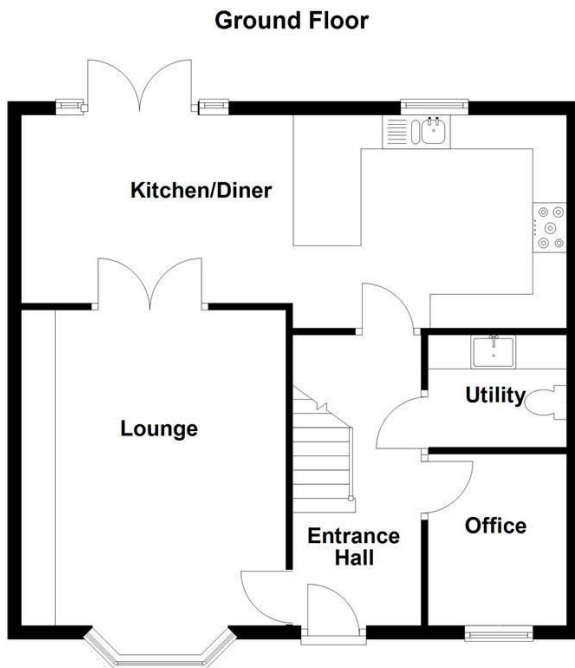
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MORTGAGES:

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.







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		93
(81-91) B	84	
(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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