



58 West Royd Avenue, Mirfield, WF14 9LB  
£259,950

bramleys



## NO UPPER CHAIN

Offered for sale is this 3 bedroom, semi-detached property which is situated in the popular area of Mirfield and within close proximity of local schooling. The property offers the discerning buyer scope to purchase a property which they can put their own stamp on from the outset and even increasing size, subject to necessary planning consents.

Features include gas fired central heating, uPVC double glazing, alarm system and accommodation which briefly comprises:- entrance hall, kitchen, open plan lounge with dining area, first floor landing, 3 bedrooms and shower room.

Externally there is a block paved driveway which provides off road parking and in turn leads to a detached garage. There are good sized gardens to both front and rear.

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



## GROUND FLOOR:

Enter the property through a uPVC double glazed exterior door.

### Entrance Hall

With a staircase rising to the first floor, understairs storage cupboard and a central heating radiator.

### Kitchen

12'9" x 9'2" (3.89m x 2.79m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks, with an inset stainless steel sink unit with side drainer and mixer tap. There are integrated appliances including an integrated double oven and 4 ring electric hob. Having space and plumbing for a washing machine and fridge freezer, the kitchen also has a uPVC double glazed window to the rear elevation, uPVC double glazed window to the side elevation and a uPVC external door. The recently installed boiler is housed in the attached outbuilding.

### Lounge/Dining Area

19'7" x 12'4" (5.97m x 3.76m)

This good sized open plan reception room has ample natural light by way of a floor to ceiling window to the front elevation, uPVC double glazed window to the rear elevation and uPVC external door which gives access to the rear garden. The focal point of the room is a stone built fireplace with inset living flame gas fire, with tiled back and hearth. There is wood effect flooring and 2 central heating radiators.

## FIRST FLOOR:

### Landing

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

### Bedroom 1

11'3" x 10'7" (3.43m x 3.23m)

With fitted wardrobes to one wall, a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

12'4" x 8'9" (3.76m x 2.67m)

Situated to the rear of the property with fitted wardrobes, a uPVC double glazed window and a central heating radiator.

### Bedroom 3

10'0" x 7'1" (3.05m x 2.16m)

A third bedroom of single proportions. Situated to the front of the property, having a uPVC double glazed window, a central heating radiator and a full sized storage cupboard with a hanging rail and 2 shelves.

### Shower Room

Fitted within recent years, the shower room is furnished with a 3 piece suite comprising of a walk-in shower, vanity wash hand basin with useful storage cupboards and an encased low flush WC. There are part tiled walls, a central heating radiator and uPVC double glazed windows to both the front and side elevations.

## OUTSIDE:

To the front of the property there is a garden area with block paved driveway which provides ample off road parking, together with access down the side of the property to a detached single garage. Additionally, there is a brick built, integral, attached and lockable outbuilding housing the boiler. The rear garden is generously sized comprising of a block paved seating area, lawn, mature shrubs, flowerbed borders and timber fencing along the back.

### Garage

With up and over door.

## 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, turning left onto Knowl Road. Continue past Knowl Park and upon reaching The Knowl, turn right into West Royd Avenue. This property can be found after a short distance on the left hand side, 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.

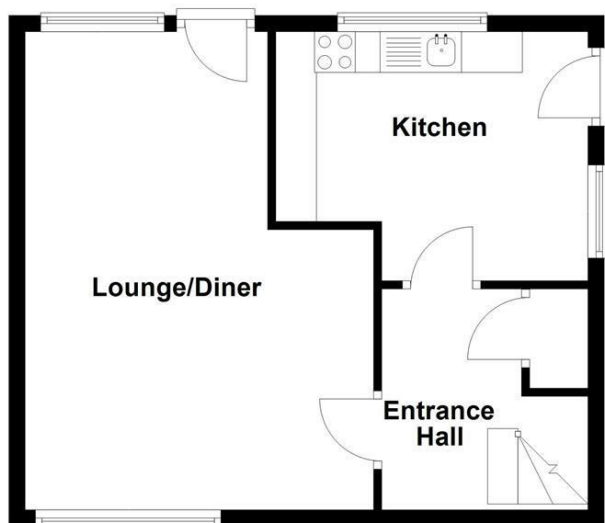




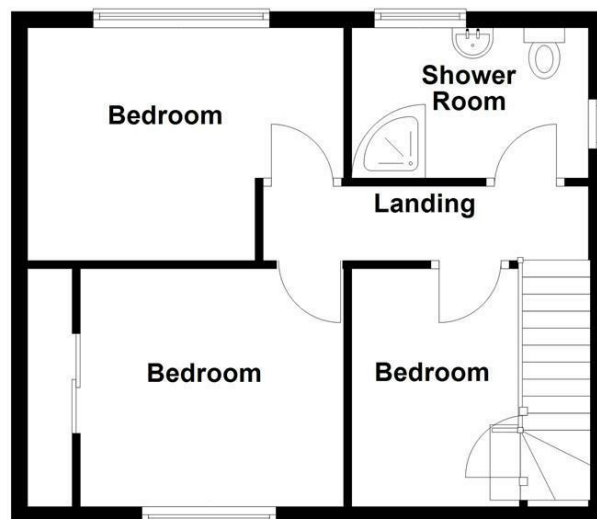




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	73
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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