



69 Flash Lane, Mirfield, WF14 0PU  
£130,000

bramleys





Situated in an ever popular location is this well presented back to back cottage property with garden/parking space to the front. The well presented accommodation has been recently redecorated and carpeted and really could be occupied with the minimum of expense. Featuring uPVC double glazing and gas central heating system, the two bedroomed property also has a modern lounge with kitchen area, a useful vaulted cellar, house bathroom and a spacious loft room with skylight window. Located within easy reach of local amenities, well regarded schooling and major road and rail links. Available with no onward chain, an early viewing is strongly recommended.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a composite front door and having a central heating radiator and stairs to the first floor.

### Lounge with Kitchen Area

15'0" x 14'5" (4.57m x 4.39m)

The kitchen area is fitted with a modern 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 four ring hob with extractor over and built in under oven, along with an integrated fridge freezer and plumbing for an automatic washing machine. The Lounge area has a uPVC double glazed front window, a central heating radiator and a feature Inglenook style fireplace to one wall. A door provides access to the lower ground floor.

## LOWER GROUND FLOOR

### Vaulted Cellar

This useful space has a window and a central heating radiator.

## FIRST FLOOR

### Landing

With access via pull down ladder to a spacious loft area with a central heating radiator, a skylight window and a built in cupboard housing the central heating boiler.

### Bedroom 1

9'7" x 9'6" (2.92m x 2.90m)

Overlooking the front via uPVC double glazed window and having a central heating radiator and a feature fireplace with exposed wall brickwork.

### Bedroom 2

10'4" x 5'1" (3.15m x 1.55m)

With a side uPVC double glazed window and a central heating radiator.





### Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over and shower screen, a wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a low maintenance area which can be utilised as garden or off road parking space.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band A

### 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.



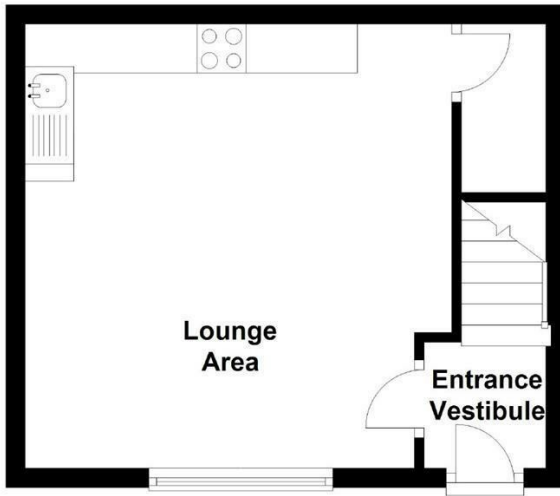




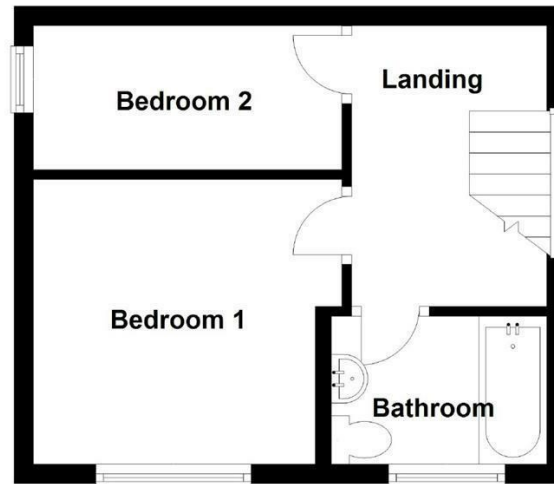


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



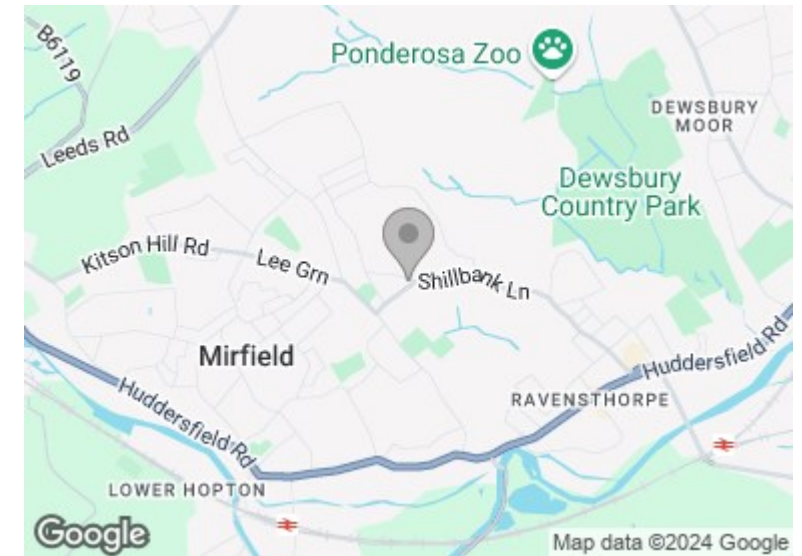
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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