

7 Wellhouse Lane, Mirfield, WF14 0PN

£275,000

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Offered for sale with no vendor chain is this 3 bedroom semi-detached property situated on a corner plot in a much sought after locality. Having far reaching views, this property offers scope for modernisation throughout along with potential to extend further subject to necessary planning consents. Features include uPVC double glazing and gas fired central heating with a layout comprising entrance hallway, lounge, dining room, kitchen, 3 first floor bedrooms, bathroom and separate WC. Externally, there is ample off road parking, gardens to 3 sides and a detached garage with an up and over door. This property would make an excellent purchase for those looking to put their own stamp on a property from the outset and it is an ideal purchase for a young and growing family who desire to be situated near to well regarded schools and public transport links to nearby towns and cities. An internal viewing is strongly recommended to fully appreciate the potential this property has to offer.





GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

Entrance Hall

Where there is a uPVC double glazed window to the side elevation, a staircase rising to the first floor and a central heating radiator. Doors access the kitchen, dining room and lounge.

Lounge

13'9" x 11'8" (4.19m x 3.56m)

This welcoming lounge is situated to the front of the property and has a uPVC double glazed bay window to the front overlooking the front garden. There is a gas fire set within a timber surround with back and hearth, ceiling coving and a central heating radiator.

Dining Room

11'8" x 11'8" (3.56m x 3.56m)

Being situated to the rear of the property and has uPVC double glazed French doors accessing the garden and there is also a central heating radiator.

Kitchen

8'4" x 7'8" (2.54m x 2.34m)

Fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl sink unit with side drainer and mixer tap. There is space for a freestanding cooker, plumbing for a washing machine and a cupboard housing the central heating boiler. There is also a uPVC double glazed window to the rear elevation, a central heating radiator, a door accessing a useful pantry storage and a further door accessing the porch which also has uPVC double glazing and a timber and glazed door.

FIRST FLOOR:

Landing

Having loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

11'9" x 10'4" (3.58m x 3.15m)

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

Bedroom 2

11'9" x 11'8" (3.58m x 3.56m)

Situated to the rear of the property and benefitting from far reaching views via the uPVC double glazed window together with a central heating radiator.

Bedroom 3

10'4" x 7'9" (3.15m x 2.36m)

This single bedroom is situated to the front of the property and has a uPVC double glazed window and a central heating radiator.















Bathroom

Fitted with a 3 piece suite comprising walk-in shower cubicle with electric shower, panelled bath and pedestal wash hand basin. There is part tiling to the walls, a central heating radiator and a uPVC double glazed window to the rear elevation.

Separate WC

Having a low flush WC and a uPVC double glazed window to the side elevation.

OUTSIDE:

Situated on a corner plot, the front garden is predominantly laid to lawn with mature planted borders and is separated from the side lawn via a concrete driveway which has parking for a number of vehicles and lead to the detached garage which has an up and over door, power and light. The side garden is walled and laid to lawn with a path leading down the side of the property to the rear garden which is lawned and fenced and there is a paved patio area and a useful storage shed.

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 C

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.

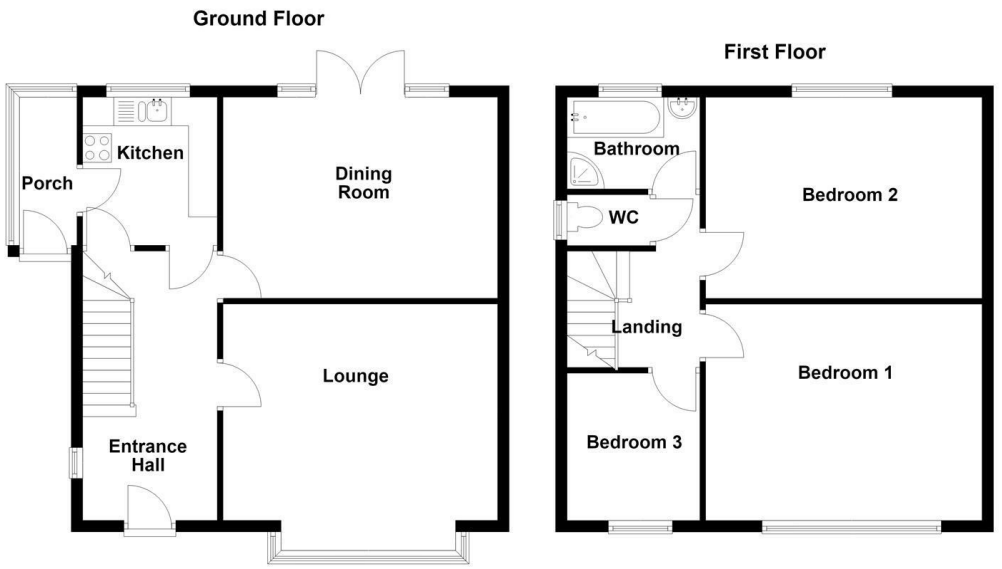
ONLINE CONVEYANCING SERVICES:

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:-

Mirfield Properties: 01924 495334

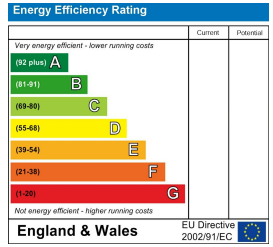


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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