



28 Lavender Court, Mirfield, WF14 0DZ

Offers Over £300,000

bramleys

**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***

Offered for sale with no vendor chain is this superbly presented semi-detached family home having deceptive accommodation over 3 floors. Situated on a modern development and conveniently placed enjoying excellent commuting access and convenient for schools and amenities in Mirfield and Liversedge with Mirfield train station having direct links to Leeds, Manchester and London. Offering 4 bedrooms, neutral decor and all the modern comforts of a new build property such as ground floor wc, fitted kitchen with integrated appliances, family bathroom and an en-suite shower to the large master bedroom which is situated on the top floor. Having a driveway providing off road parking to the side and enclosed garden to rear. Early viewing encouraged to avoid missing out!





## GROUND FLOOR

### Entrance Vestibule

A composite and glazed entrance door gives access to the hallway which has a staircase rising to the first floor, a central heating radiator and a small built in cupboard.

### Lounge

14'7 max x 12'5

A welcoming lounge having a central heating radiator and a uPVC double glazed window to the front elevation. There is a cupboard accessing a useful under stairs storage cupboard and a door accessing the kitchen.

### Dining Kitchen

16'2 x 14'3 max narrowing to 9'4

This modern kitchen is fitted with a quality range of wall and base units with quartz work surfaces. Integrated appliances include fridge and freezer, dishwasher, washing machine, eye

level double oven and 5 ring gas hob with extractor hood over. There is complimentary under counter and plinth lighting, a built in utility cupboard which provides storage, ceiling spotlights and uPVC double glazed French doors and rear window.

### W.C

A good sized W.C having a central heating radiator, part tiled walls, W.C and hand wash basin.

## FIRST FLOOR

### Landing

The landing has a built in airing cupboard and a central heating radiator.

### Bedroom 2

10'2 x 8'9

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





### Bedroom 3

10'7 x 7'5

Situated to the rear of the property and currently used as a dressing room with a useful built in storage cupboard, a central heating radiator and a uPVC double glazed window.

### Bedroom 4

10'9 x 8'1

Also situated to the rear and having a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has part tiled walls and suite comprising hand wash basin, wc, bath with shower attachment over and a chrome ladder style radiator.

### Vestibule

Having a uPVC double glazed window to the front of the property and a staircase rising to the second floor.

## SECOND FLOOR

### Master Suite

20'5 x 16'2 max 104 min

This spacious master bedroom has Velux style window, an additional uPVC double glazed window and a central heating radiator.

### En-Suite

Having part tiled walls and suite comprising wc, hand wash basin, shower enclosure, chrome ladder style radiator and Velux style window.

### OUTSIDE

There is a lawn to the front, a driveway to the side providing off road parking for 2 vehicles and an enclosed lawned garden to the rear with flagged patio

## 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:

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.

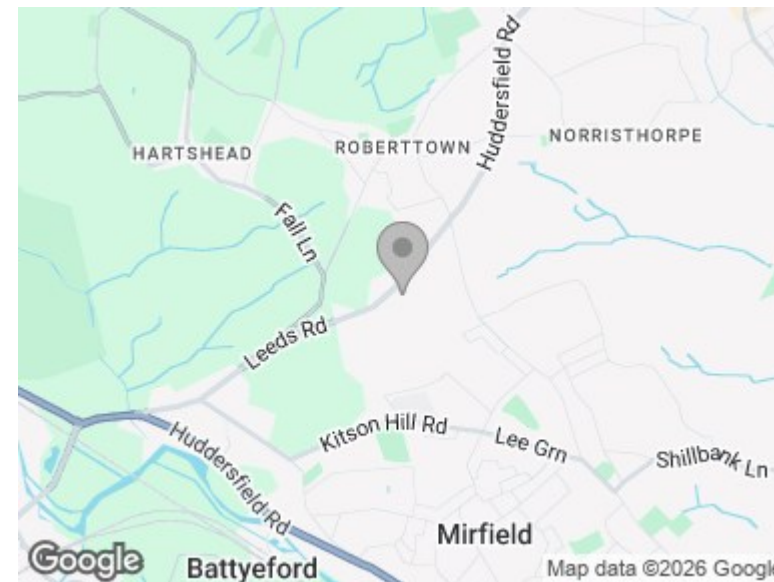
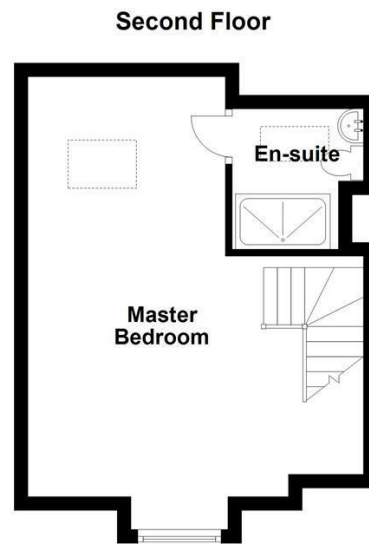
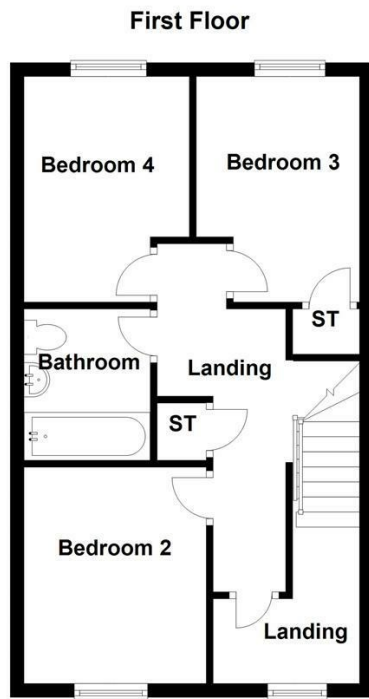
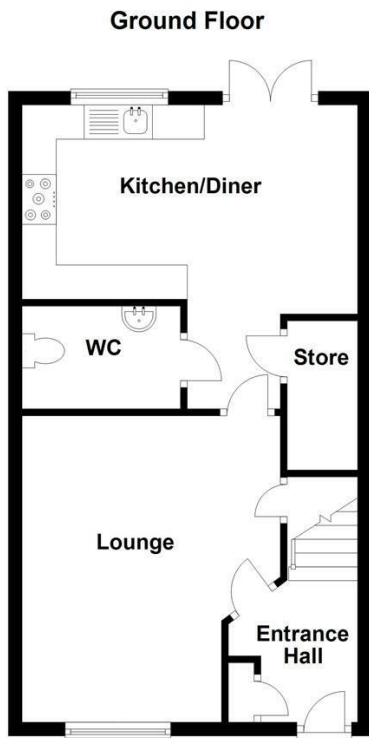
## ONLINE CONVEYANCING SERVICES:

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.









**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) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Huddersfield | Halifax | Elland | Mirfield

