



12 Overhall Park, Mirfield, WF14 9JN
£450,000

bramleys



This 4 bedroom, detached family home is offered for sale with no upper chain and is situated on a select development which is much sought after by family buyers.

Conveniently placed for access to well regarded local schooling, local amenities including the public transport network and the motorway network is only a short drive away.

This property is well presented throughout and has been much loved by the current owners and includes features such as uPVC double glazing, gas fired central heating and a layout which comprises in brief:- entrance hall, lounge, dining kitchen, cloakroom/WC, first floor landing, master bedroom with ensuite, 3 further bedrooms, bathroom and a separate WC.

Externally there is off road parking, garaging and beautiful well kept gardens to both the front and rear of the property. This property would make a superb purchase for the growing family and a viewing would come highly recommended to fully appreciate the quality of accommodation that this home has to offer.

Energy Rating: TBA





GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Hall

Having a central heating radiator, staircase rising to the first floor, useful understairs storage cupboard and a door into the garage.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a wall mounted wash hand basin. There is also a uPVC double glazed window to the side elevation.

Lounge

17'8" x 12'4" (5.38m x 3.76m)

A set of timber and glazed doors from the entrance hall provide access into this well proportioned lounge. Enjoying ample natural light by way of the uPVC double glazed bay window to the front elevation. The main focal point of the room is a living flame gas fire

which is set within a modern surround with back and hearth, ceiling coving, a central heating radiator and a further set of timber and glazed doors which lead through to the dining kitchen.

Dining Kitchen

26'4" x 9'5" (8.03m x 2.87m)

This superb dining kitchen (formerly 2 rooms) has been opened up and fitted within the last 5 years. With a uPVC double glazed window to the rear elevation and a set of uPVC double glazed windows which look out to the rear garden. The kitchen area is fitted with a range of matching wall and base units with granite working surfaces and tiled splashbacks, an inset 1.5 bowl ceramic sink unit with side drainer and mixer tap, 4 ring halogen hob and further integrated appliances include fridge, freezer, dishwasher and a microwave. There is undercounter lighting, laminate flooring which also continues into the dining area, 2 central heating radiators and a uPVC double glazed exterior door which leads to the side of the property. A further door leads into the hallway.

FIRST FLOOR:





Landing

With a loft access point, uPVC double glazed window to the side elevation, a useful storage cupboard and doors accessing the bedrooms and bathroom.

Master Bedroom

12'9" x 12'1" (3.89m x 3.68m)

A lovely light room which has a uPVC double glazed window to the front elevation. There are fitted wardrobes to one wall, which provide hanging and shelving space. There is also a central heating radiator and door which accesses the en suite shower room.



En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower, vanity wash hand basin and low flush WC. There is a uPVC double glazed window to the side elevation.

Bedroom 2

12'1" x 11'3" (3.68m x 3.43m)

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

Bedroom 3

11'3" x 7'7" (3.43m x 2.31m)

A third bedroom of double proportions, having a uPVC double glazed window to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom 4

11'3" x 7'1" (3.43m x 2.16m)

Having a uPVC double glazed window and a central heating radiator.



Bathroom

Fitted with a 3 piece suite comprising of a panelled bath, bidet and pedestal wash hand basin. There is a towel radiator and a uPVC double glazed window to the side elevation.

Separate WC

Furnished with a low flush WC, a pedestal wash hand basin and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is parking for a number of vehicles on the drive, which in turn leads to the single integral garage. The front garden is predominantly laid to lawn with mature planted borders and a paved path which leads down the side of the property to the rear. The rear is elevated with a patio area and fenced for security and privacy, ideal for those with children.

Garage

With an up and over door, power and light. The garage also has plumbing for a washing machine, a dryer and houses the central heating boiler.

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 Bramleys via Huddersfield Road in the direction of Dewsbury, turning left into Knowl Road. Continue along Knowl Road, turning right into Crowlees Road which in turn becomes Camm Lane. At the T-junction turn left into Dunbottle Lane and after passing the Dusty Miller P.H on the left hand

side, turn left into Overhall Park where the property will be found to the left hand side.

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.

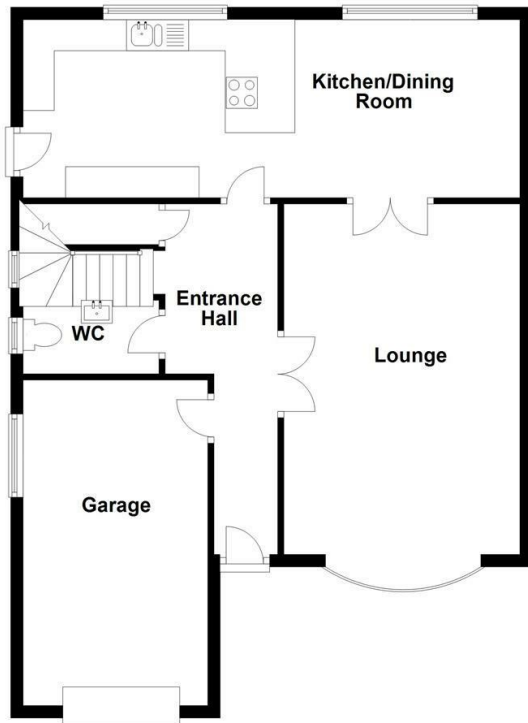
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

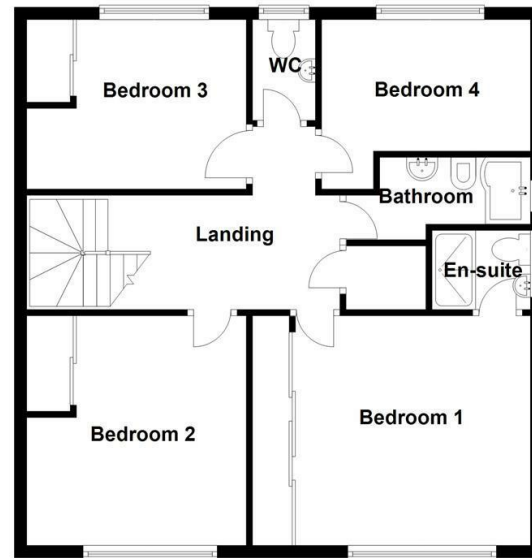




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
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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