

2 Bright Street, Mirfield, WF14 0NJ

£195,000

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This well presented and deceptively spacious semi detached house really must be viewed to be appreciated. Boasting accommodation arranged over three levels, the property has quality fixtures and fittings throughout and features an impressive dining kitchen with integrated appliances, a lower groundfoor lounge with a cylinder wood burner, two first floor bedrooms and a contemporary bathroom with claw foot bath. Having a recently fitted boiler and a landscaped rear garden with decking, this would make a perfect first home. Located in a popular residential area with local amenities, well regarded schooling and major road and rail links all within easy reach.








TICKET TO RIDE
WINGSPAN

GROUND FLOOR

Entrance Vestibule

Accessed via a front exterior door and having stairs to the first floor accommodation.

Dining Kitchen

15'11 x 13'6" (4.85m x 4.11m)

This impressive and spacious kitchen is fitted with a comprehensive range of wall and base units with complimentary granite work surfaces and tiled splashbacks. Inset within the work surface is a Belfast style sink with mixer tap and draining space. Integrated within the units is a four ring hob with extractor over, along with an inbuilt under oven and inset wine cooler. There is space for an American type fridge freezer with ample room to accommodate a good size dining table. uPVC windows provide natural light from the front and rear and there is a central heating radiator. A door leads to a staircase providing access to the lower ground floor living room.

LOWER GROUND FLOOR

Living Room

14'2" x 12'0" (4.34m x 3.68m)

A stylish living room with a feature cylinder wood burner set within a fireplace recess, along with a central heating radiator and having inset spotlight ceiling lighting. A door leads to useful understairs storage space where there is plumbing for a washer/dryer. Sliding uPVC patio doors open on to the garden area.

FIRST FLOOR

Landing

Having a uPVC window to rear and access to bedrooms and bathroom.

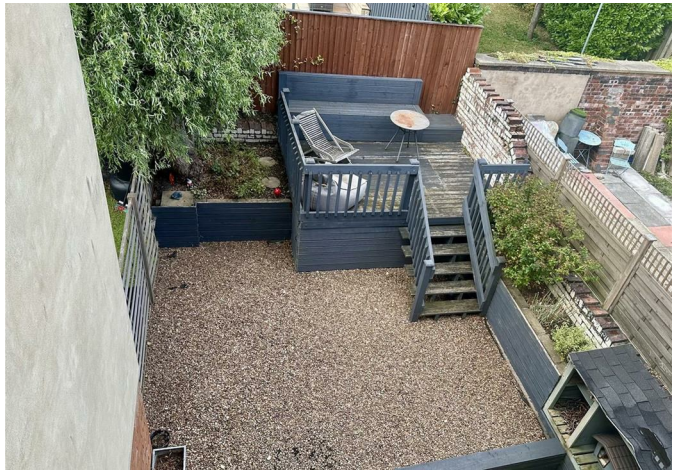
Bedroom 1

10'6" x 10'1" (3.20m x 3.07m)

Located to the front, this double bedroom has a central heating radiator and a uPVC window.











Bedroom 2

9'4" x 5'0" (2.84m x 1.52m)

A single bedroom with a uPVC window overlooking the rear and a central heating radiator.

Bathroom

A contemporary bathroom furnished with a claw foot bath with shower over and shower screen, a washbasin and a WC. There is some wall tiling, a ladder style radiator and a uPVC window.

OUTSIDE

To the front of the property is a small forecourt garden with outer fencing, gateway and steps to the front door. The pleasant enclosed rear garden is low maintenance and has an elevated decked seating/dining space with built in seating which is perfect for relaxation in summer months.

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:

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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:

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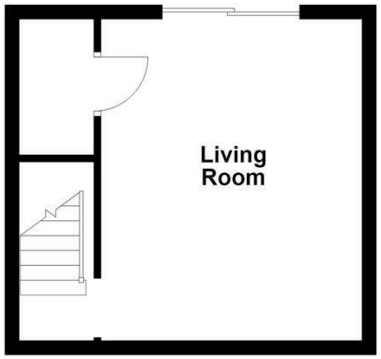
Acid.

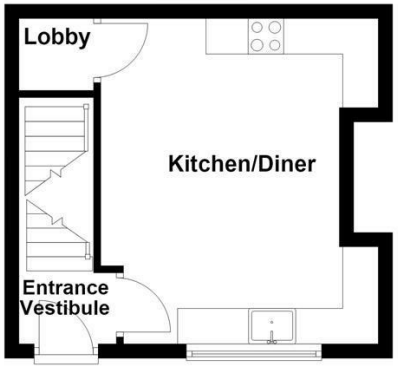




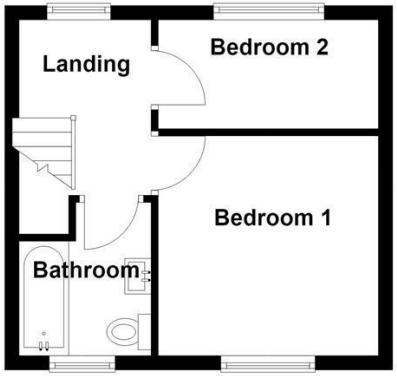
Lower Ground Floor



Ground Floor



First Floor



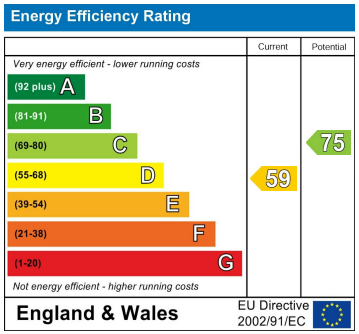


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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