



32 Water Royd Avenue, Mirfield, WF14 9LT
£260,000

bramleys

Offered for sale with no vendor chain is this deceptively sized 4 bedroom semi-detached dormer bungalow. Features include uPVC double glazing and gas fired central heating with a layout comprising generous entrance hallway, lounge, 3 ground floor bedrooms, shower room, dining room, kitchen and first floor master bedroom with separate WC. Outside, there are gardens to front and rear, off-road parking for a couple of vehicles and an integral garage. The property is situated in a well regarded area of Mirfield and is in walking distance of the public transport network making Mirfield town centre easily accessible and all the amenities there including shops, cafes and rail links to nearby towns and cities. An internal viewing is highly recommended to truly appreciate the size of accommodation on offer.





GROUND FLOOR:

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

Entrance Hallway

Where there is a staircase rising to the first floor, doors accessing all of the ground floor accommodation, a central heating radiator and a useful storage cupboard.

Lounge

13'7" x 12'4" (4.14m x 3.76m)

Situated to the front of the property having an abundance of natural light by way of the uPVC double glazed window, a living flame gas fire set within a timber surround with back and hearth, wall light points and a central heating radiator.

Dining Room

13'8" x 11'2" (4.17m x 3.40m)

This good sized dining room has a fitted cupboard to one alcove, timber effect flooring, a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Kitchen

10'3" x 8'0" (3.12m x 2.44m)

Fitted with a matching 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. Further integrated appliances include an electric oven with 4 ring gas hob and extractor fan over, space for a washing machine and space for a tall fridge freezer. There is also a uPVC double glazed window to the rear elevation together with a uPVC double glazed door accessing the rear garden, a central heating radiator and a door accessing the integral garage.

Bedroom 2

11'9" x 11'3" (3.58m x 3.43m)

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

Bedroom 3

11'9" x 10'3" (3.58m x 3.12m)

A third bedroom of double proportions situated to the side of the property and having a uPVC double glazed window and a central heating radiator.

Bedroom 4

10'4" x 9'8" (3.15m x 2.95m)

A fourth bedroom of double proportions situated to the rear of the property and having a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Shower Room

Furnished with a 3 piece suite comprising larger than average walk-in shower with glass shower screen, vanity wash hand basin and low flush WC. There is part tiling, a central heating radiator and a uPVC double glazed window to the rear elevation.

FIRST FLOOR:

A door accesses the master bedroom and a further door accesses the WC.

Master Bedroom

17'4" x 9'9" (5.28m x 2.97m)

This generously sized master bedroom has 2 dormer windows overlooking the rear of the property, and to one corner is a vanity wash hand basin with useful storage cupboards beneath. There is also a central heating radiator.

WC

Fitted with a low flush WC and a uPVC double glazed window to the rear elevation.

Integral Garage

This generously sized integral garage has an up and over door, power and light.

OUTSIDE:

To the front of the property is parking for a couple of vehicles and leads to the integral garage. The front garden is low maintenance and predominantly laid to pebble with planted borders. A path leads down the side of the property to the rear garden. The mature rear garden has a lawn area with mature planted borders, a decked seating area, a large storage shed and a greenhouse. This garden is a private and secure place for children to play.

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.

003 TENURE:

Freehold

COUNCIL TAX BAND:

Band C

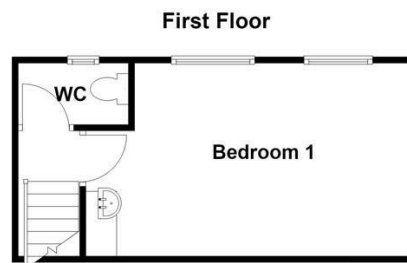
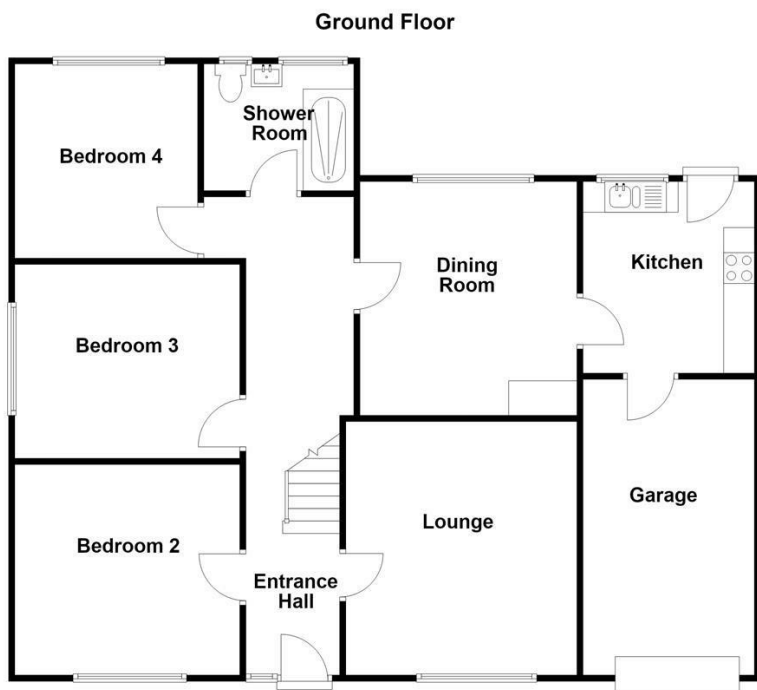
MORTGAGES:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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