



2A Hepworth Lane, Mirfield, WF14 0PR

£219,950

bramleys



Offered for sale with no upward chain, is this well presented 2 bedroom, semi-detached bungalow. Providing ready to move into accommodation, as well as uPVC double glazing throughout and gas fired central heating. The property layout briefly comprises:- entrance hall, lounge, dining kitchen, 2 bedrooms, shower room and conservatory.

Externally there are gardens to both front and rear, together with a block paved driveway which provides off road parking for 2 vehicles. Conveniently positioned for local amenities, the property also has access to the public transport network with links to Mirfield town centre, as well as other nearby towns and cities.

An early internal viewing is highly recommended to appreciate this excellent opportunity to purchase a well kept bungalow which is situated within this highly desirable area of Mirfield.





## GROUND FLOOR:

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

### Entrance Hall

With a loft access point, useful storage cupboard, central heating radiator and doors into:-

### Dining Kitchen

11'3" x 9'4" (3.43m x 2.84m)

Fitted within the last 5 years this modern kitchen has a range of matching wall and units with laminated work surfaces and upstands, inset into which is a ceramic sink with side drainer and mixer tap, space for a freestanding oven, along with further space and plumbing for a washing machine, ample natural light to this room via the uPVC double glazed windows to both the front and side elevation, and to the dining area there is a central heating radiator.

### Lounge

16'6" x 11'9" (5.03m x 3.58m)

This well proportioned reception room takes full advantage of the views over the front garden via the uPVC double glazed window. There is a central heating radiator, wall light points and the main focal point of the room is an electric fire which is set within a modern surround.



### Bedroom 1

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

Situated to the rear of the property, this master bedroom has a range of fitted wardrobes, which allow for ample hanging and storage space. There is a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

### Bedroom 2

11'0" x 7'6" (3.35m x 2.29m)

A second bedroom of double proportions, which could also be used as a sitting room or dining room. With timber and glazed windows, together with a set of doors which provide access into the conservatory.

### Conservatory

12'5" max x 7'6" (3.78m max x 2.29m)

A superb addition to the existing accommodation, this room has uPVC double glazed windows to 3 elevations and uPVC double glazed French doors which access the rear garden.

### Shower Room

A modern shower room which is furnished with a 3 piece suite comprising of a walk-in shower





cubicle, pedestal wash hand basin and low flush WC. The wall and floor are fully tiled, there is a uPVC double glazed window to the side elevation and a central heating radiator.

### OUTSIDE:

To the front of the property there is a well stocked garden with mature plants and shrubbery. The block paved driveway provides off road parking for 2 vehicles and there are stone steps, with hand rail to the entrance door. The block paving leads down the side of the property to the rear, where there is a paved patio seating area, lawned garden with further seating area to the rear. The rear garden also has a generous storage shed, which has power and light. The rear garden is enclosed by fence and walled boundaries.

### 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:

B

### MORTGAGES:

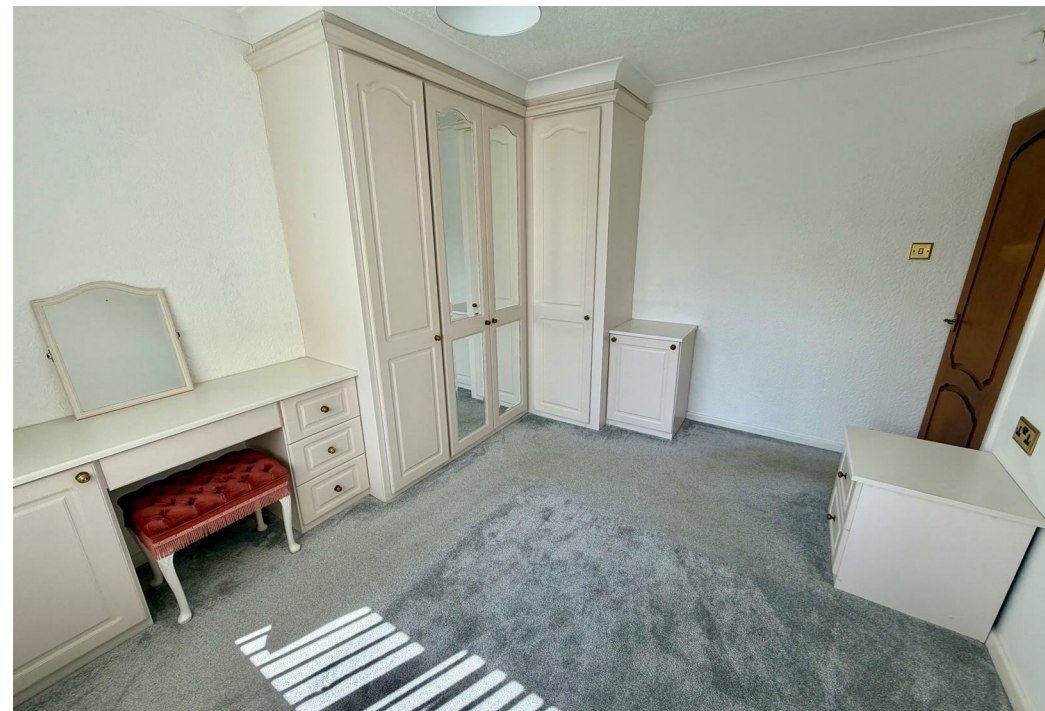
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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:

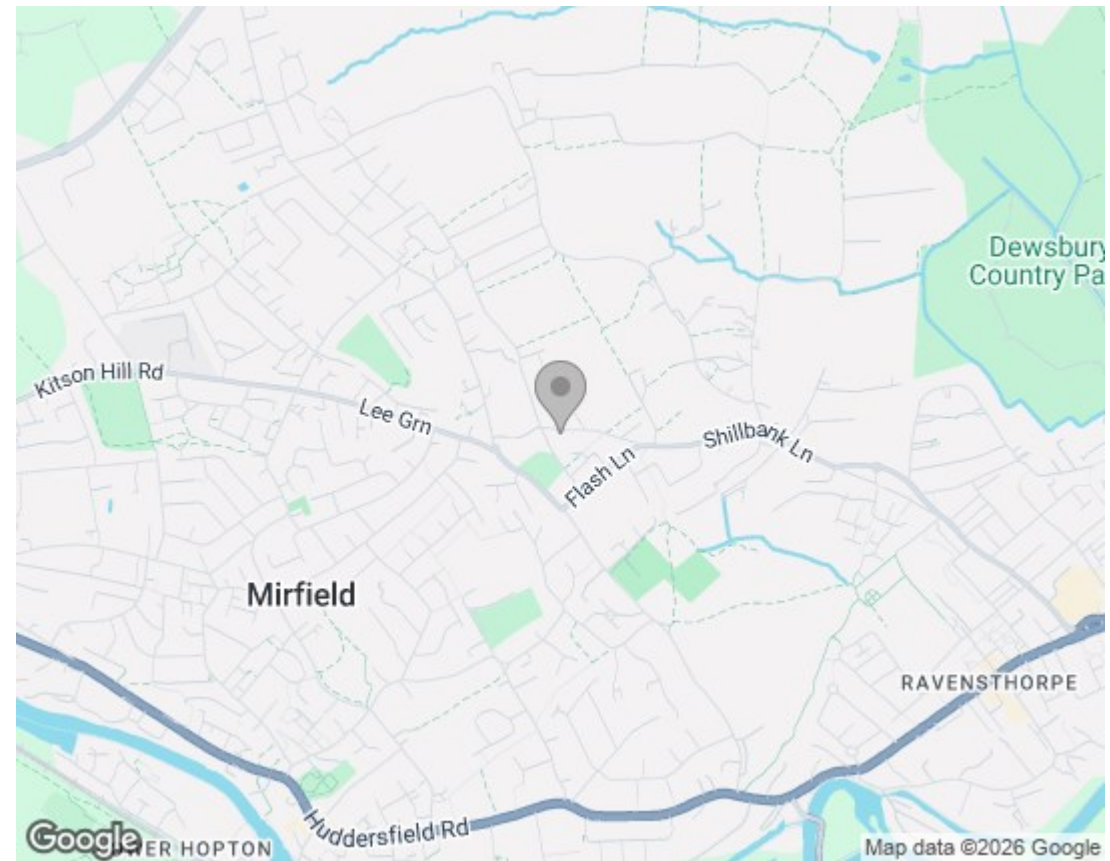
Please call our office to book a viewing on 01924 495334.











| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Huddersfield | Halifax | Elland | Mirfield

