



41 Water Royd Crescent, Mirfield, WF14 9SY  
£280,000

bramleys

Bramleys welcome to the market, this 3 bedroom semi-detached property which is situated on a good size corner plot. Offering scope for further extension over the garage (subject to any necessary planning consents). Having been upgraded by the current owners, including a newly fitted kitchen, security alarm system, uPVC double glazing throughout and an updated boiler (2020 - with 10 year guarantee).

With accommodation briefly comprising:- entrance vestibule, lounge, dining kitchen, first floor landing, 3 bedrooms and wet room.

Externally there are gardens to 3 sides, driveway providing off road parking for 4 vehicles and garage.

The property is situated in a well regarded area, making this an ideal purchase for the young and growing family. With amenities nearby, including the local transport network, Mirfield town centre and well regarded local schooling.

An internal viewing is highly recommended to appreciate the size, position and potential this property has to offer.



## GROUND FLOOR:

Enter the property via a composite double glazed exterior door into the entrance vestibule.

### Entrance Vestibule

Having a uPVC double glazed window, generously sized storage cupboard and doors accessing the kitchen and lounge.

### Lounge

20'0" x 10'7" (6.10m x 3.23m)

This well proportioned reception room has a central heating radiator, living flame gas fire set within decorative timber surround with back and hearth. A good sized uPVC double glazed window to the front elevation overlooking the front garden.

### Dining Kitchen

20'0" x 10'8" (6.10m x 3.25m)

Having recently been fitted with a modern kitchen, with

matching wall and base units, working surfaces, tiled splashbacks, inset 1.5 bowl stainless steel sink with side drainer and mixer tap, integrated electric oven with electric hob over and concealed extractor fan, integrated dishwasher, space and plumbing for a washing machine, integrated fridge freezer and under counter lighting. To the dining area there is a modern radiator, uPVC double glazed French doors which access the rear garden, staircase rising to the first floor and door accessing the lounge.

## FIRST FLOOR:

### Landing

There is access to a generous storage cupboard, housing the boiler (fitted in 2020) and part of the cupboard has been utilised as a walk-in wardrobe for bedroom 3.

## Master Bedroom

12'7" x 10'7" (3.84m x 3.23m)

This well proportioned master bedroom is situated to the front of the property and has a uPVC double glazed window. There is also a central heating radiator and newly fitted wardrobes.

## Bedroom 2

12'7" x 8'3" (3.84m x 2.51m)

The second bedroom of double proportion, situated to the rear of the property, having newly fitted wardrobes, a central heating radiator and uPVC double glazed window.

## Bedroom 3

7'8" x 7'1" (2.34m x 2.16m)

A good sized bedroom having a central heating radiator and uPVC double glazed window to the front elevation.

## Wet Room

Fitted in 2018 this superb wet room is fully tiled and has a



overhead shower, vanity sink unit and a low flush wc. There is a uPVC double glazed window to the rear elevation and central heating ladder style radiator.

### OUTSIDE:

To the front of the property there is a newly laid tarmacadam driveway which provides off road parking for 4 vehicles and in turn leads to a garage. The front garden has mature planted hedges and is predominantly laid to lawn. The lawned garden area proceeds round the side of the property, where there is a generous lawned garden which is newly fenced and leads to the rear garden, which is also laid to lawn, with landscaped paving and pebbled borders. There is also a patio seating area, which makes a superb space for relaxation or entertaining in the summer months.

### Garage

With up and over door, power and light. A personal door to the rear gives access to the garden.

### 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 taking a left into Knowl Road proceeding through onto Water Royd Lane. After passing the Zion Baptist Church take a right into Water Royd Crescent and follow the

road round to the left where this property can be found on the left hand side clearly identified by the Bramleys for sale sign.

### TENURE:

Freehold

### COUNCIL TAX 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.

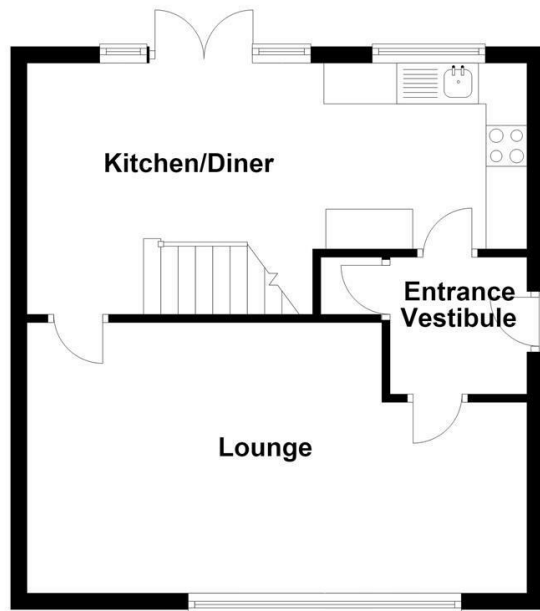
### VIEWINGS:

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

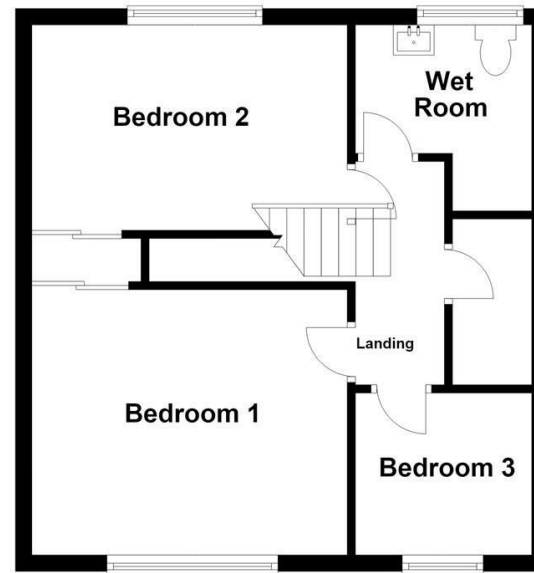




## Ground Floor



## 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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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Huddersfield | Halifax | Elland | Mirfield

