



25 Overhall Road, Mirfield, WF14 9LH

£285,000

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Offered for sale with no vendor chain, is this good sized extended 2/3 bedroom, semi-detached property. Situated on a good size plot, in a quiet cul-de-sac location.

Features include double glazing and gas fired central heating throughout and the versatile accommodation layout comprises:- entrance hall, kitchen, lounge, 3 bedrooms and bathroom.

Externally there are gardens to both front and rear, ample off road parking and a larger than average detached single garage.

This property would make an ideal purchase for those looking to put their own stamp on a property from the outset and is only a short drive away from Mirfield town centre, as well as within walking distance of public transport links and amenities.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR:

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

Entrance Hall

Having 2 built-in storage cupboards, a loft access point and a central heating radiator.

Dining Kitchen

19'8" x 8'5" (5.99m x 2.57m)

This good sized dining kitchen has a range of matching wall and base units, with laminated work surfaces, 1.5 bowl composite sink with side drainer and mixer tap, integrated 4 ring gas hob with electric oven, fridge and freezer. There is space for a washing machine, breakfast bar area, ample natural light by way of 3 uPVC double glazed windows and a uPVC double glazed exterior door which accesses the rear of the property.

Lounge

13'9" x 12'0" (4.19m x 3.66m)

Also enjoying ample natural light by way of uPVC double glazed windows to both the front and side elevations, living flame gas fire, central heating radiator and ceiling spotlights.

Bedroom 1

12'3" x 11'9" (3.73m x 3.58m)

A good sized master bedroom, with a uPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes.

Bedroom 2

9'4" x 8'11" (2.84m x 2.72m)

Currently utilised as an office, but could provide a double bedroom. With a set of uPVC double glazed sliding patio doors to the rear elevation and a central heating radiator.



Bedroom 3

11'7" x 6'2" (3.53m x 1.88m)

This room could be used as a bedroom, study or play room. With 2 light wells to the ceiling and a central heating radiator.

Bathroom

17'3" x 6'0" (5.26m x 1.83m)

This generously sized bathroom is fitted with a 5 piece suite, comprising of a corner bath, walk-in shower, low flush WC, bidet and vanity sink unit with ample storage cupboards. There is also part tiling to the walls, ceiling spotlights, central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

The property is well presented, with a low maintenance front garden which comprises of pebbled areas, mature bushes and is walled. The tarmacadam driveway provides off road parking and leads to a larger than average, single detached garage. To the rear of the property there are two patio seating areas, lawn and is fenced with mature planted borders.

Garage

With up and over door, power and light.

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.

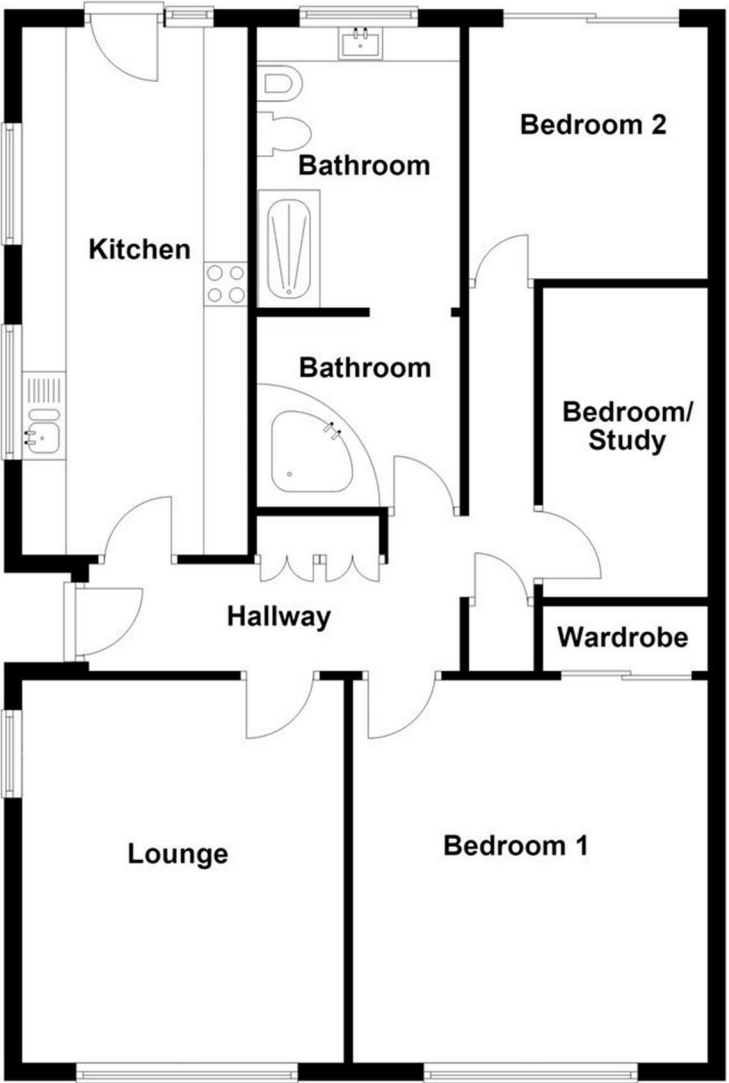
VIEWINGS:

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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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