

4 Beechwood Avenue, Mirfield, WF14 9LF

£365,000

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Bramleys are delighted to welcome to the market this well presented 3 bedroom detached home which has recently been converted to provide a further shower room and reception room. Features include gas fired central heating and and uPVC double glazing throughout with a security alarm system and has an accommodation layout that comprises: entrance hall, lounge, sun room, modern kitchen, dining room with utility area, ground floor bathroom, 3 first floor bedrooms, ensuite to the master bedroom and house shower room. Externally there is a well presented private garden and off road parking for 2 vehicles. Situated in a popular residential locality and being only a short distance away from well regarded schooling, Mirfield town centre and all the amenities afforded there including shops, cafes and public transport links to nearby towns and cities with a direct rail route to London, making this an ideal purchase to suit a number of different needs. An internal viewing is strongly recommended to full appreciate the accommodation on offer..









GROUND FLOOR

Enter the property via a composite and glazed exterior door into the entrance hallway.

Entrance Hallway

Having a staircase rising to the first floor and and doors accessing the lounge, sun room and kitchen,

Lounge

16'0 x 10'1 (4.88m x 3.07m)

This welcoming lounge is well presented and has views of the garden by way of a uPVC box bay window. The main focal point of the room is an electric fire set within a modern surround with back and hearth. There are wall light points and a central heating radiator.

Sun Room

9'6 x 8'9 (2.90m x 2.67m)

Another bright room with with wood effect flooring and a central heating radiator. Offering a variety of different uses to the decerning buyer, this room has a beautiful outlook onto the garden and can be accessed via uPVC double glazed french doors.

Kitchen

19'3 x 7'8 (5.87m x 2.34m)

Newly fitted in the last couple of years but recently remodelled and extended to provide ample Howdens base and wall units with laminated working surfaces and tiled splash backs, inset into which is a composite sink unit with side drainer and mixer tap. Also set within the working surface is a 4 ring induction hob with extractor fan over and other integrated appliances include a self cleaning oven that can be operated via an app, dishwasher, fridge and freezer. There is a plinth heater, uPVC double glazed window to the front elevation, uPVC double glazed exterior door accessing the rear of the property and door way into the dining room.











Dining Room

12'5 x 9'2 (3.78m x 2.79m)

This newly converted dining room offers an excellent additional space which also could be used to suit the individual buyer. This room has a utility cupboard which has plumbing for an automatic washing machine, houses the boiler and provides extra storage. There is a central heating radiator, a uPVC double glazed window and a door accessing the bathroom.

Bathroom

This newly fitted contemporary bathroom with gold fitments comprises of a 3 piece suite that includes a jacuzzi whirlpool bath with shower over and glass shower screen, vanity wash hand basin and low flush W.C. There is marble effect aqua panelling to the walls and a gold ladder style radiator.

FIRST FLOOR

Landing

Having fitted robes at the tope of stairs to allow for additional storage, there is a loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

11'7 x 9'6 (3.53m x 2.90m)

The master bedroom has an abundance of wardrobe hanging and storage cupboards with a built in dressing area. There are views over the garden via the uPVC double glazed window and there is a central heating radiator. A door accesses the en-suite.

En-Suite Shower Room

Comprising a 3 piece suite to include a walk in shower, vanity wash hand basin and low flush W.C, There is a uPVC double glazed window and a ladder style radiator.

Bedroom 2

12'4 x 7'8 (3.76m x 2.34m)

Currently used as a study, this second bedroom of double proportions has views over the garden via the uPVC double glazed window and there is a central heating radiator.

Bedroom 3

9'6 x 7'5 (2.90m x 2.26m)

The 3rd bedroom is also of a good size and has a central heating radiator and a UPVC double glazed window.

Shower Room

This shower room has been adapted recently to provide a generous walk in shower with sliding shower door, there is a vanity wash hand basin and low flush W.C. The addition of black fitments gives a contemporary look and there is a radiator and uPVC double glazed window.

OUTSIDE

To the front of the property a tarmacadam driveway allows parking for 2 vehicles, the front door can be accessed from here and a path leads to the rear of the property where the house can also be accessed. The garden itself is fenced and offers a superb place for relaxation and for children to play with a patio area, lawn, rockery, mature plants, and potting shed. A gate leads to the front of the property.

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:

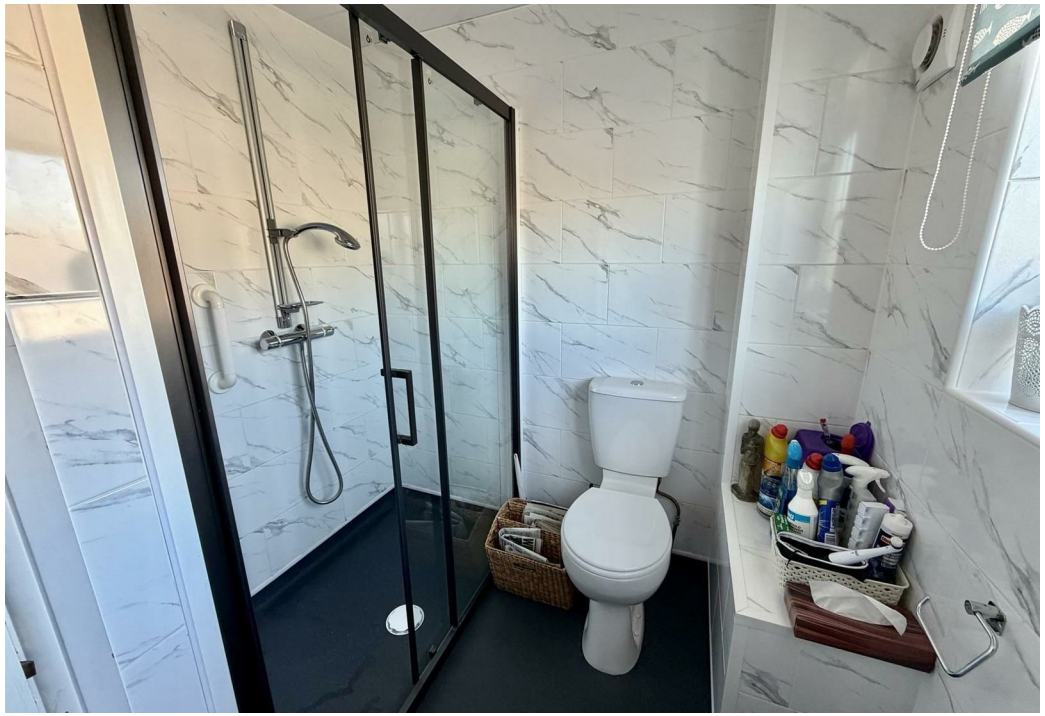
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MORTGAGES:

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.

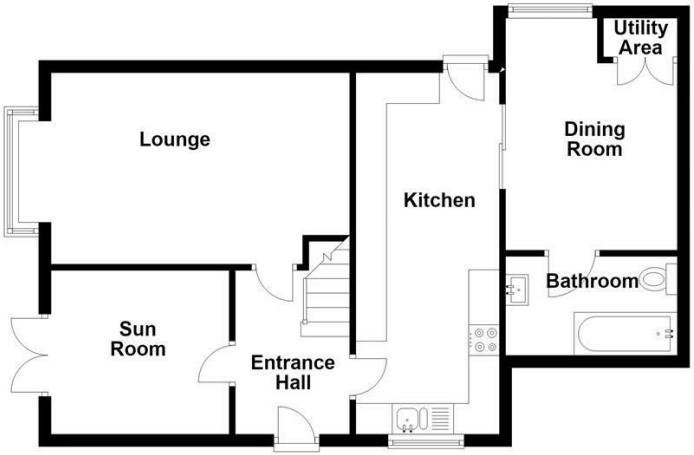
ONLINE CONVEYANCING SERVICES:

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.

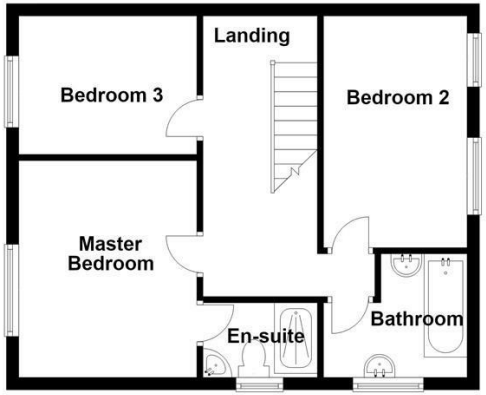




Ground Floor



First Floor



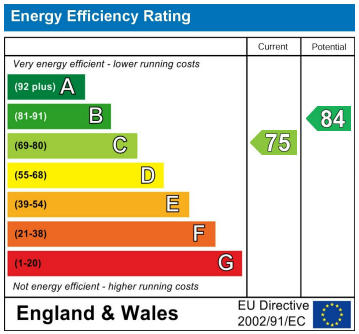


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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