21 Lee Green, Mirfield, WF14 0AD

Offers In The Region Of £350,000

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NO CHAIN! This modern extended 3 double bedroom bungalow with no chain has been renovated to a high standard by the current vendors in the last few years which includes a new roof, rewiring and new plumbing. Being deceptive in size the individually designed property has features such as gas central heating and anthracite grey uPVC double glazing throughout and has also been clad externally to give a stylish look. The impressive accommodation has a layout comprising; entrance hallway, open plan living kitchen with doors out to the garden, utility area, W.C, 3 double bedrooms, bathroom. Externally there is a good sized block paved drive with EV charger, a useful store room and garden areas to both front and rear. This home is ideally placed for the public transport network, amenities and schooling which suits a variety of purchasers needs. An internal viewing is highly recommended to appreciate this exceptional property.

I
WILL
ALWAYS
CHOOSE
YOU

GROUND FLOOR

Enter the property via a composite slam lock door into the entrance hallway.

Entrance Hallway

Entered via a front composite slam lock door and having a central heating radiator and access to the loft which can be approached via a pull down ladder.

Open Plan Living Kitchen

29.3 x 16.4 (8.84m.0.91m x 4.88m.1.22m)

This superb room is the heart of the home, having a vaulted ceiling giving the feeling of space and there is ample natural light from 3 Velux windows and 3 set aluminum sliding doors. The kitchen area has an impressive range of matching base and wall units with Quartz working surfaces and undermount composite sink. Further integrated appliances include gas hob, oven with extractor, a dishwasher and also has space for an American fridge freezer. A feature for the kitchen area is the island which has seating for a number of people and a wooden working surface with drop down pendant lights over. To the floor is a luxury vinyl plank effect flooring which continues through to the lounge area where there is a media wall with cabinets and cubby holes.

Utility Room

6.8 x 4.7 (1.83m.2.44m x 1.22m.2.13m)

Having fitted base and wall units and space and plumbing for an automatic washer.

W.C

Fitted with a 2 piece suite comprising low flush W.C and a wash hand basin.

Bedroom 1

13.7 x 11.6 (3.96m.2.13m x 3.35m.1.83m)

This good sized master bedroom has a tv point and is wired for Virgin TV, there is also a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

10.8 x 10.2 (3.05m.2.44m x 3.05m.0.61m)

This second double bedroom is also situated to the front of the property and has a TV point, radiator and a uPVC double glazed window.

Bedroom 3

11'7 x 9.8 (3.53m x 2.74m.2.44m)

This 3rd bedroom is also of double proportions is situated to the rear of the property. Currently utilised as an office this versatile room has a central heating radiator, TV point and a uPVC double glazed window.

Bathroom

Furnished with a 4 piece suite comprising a walk in shower, bath, vanity sink unit and low flush W.C. There is a ladder style radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property is a 3 car block paved drive way with EV charger. A door accesses a useful storage cupboard which is shelved. The front garden is walled and laid to lawn and access can be gained to the rear garden from both sides of the property. The private rear garden is walled, fenced and gated for security and is has an Indian sandstone paved seating area plus a lawned section and a small built in kitchen area with storage and BBQ space. Up and down lighting is fitted to the front and rear.

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.

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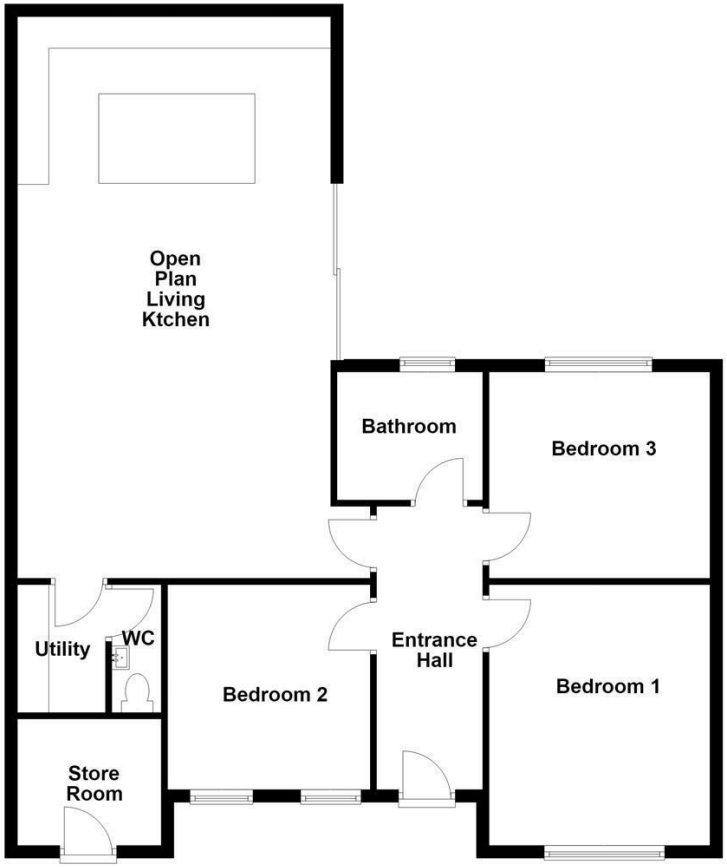
Ground Floor

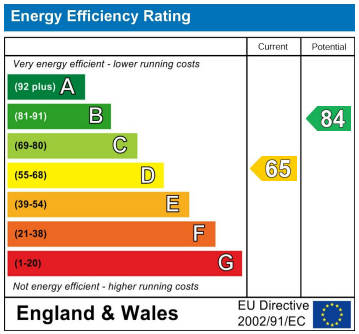


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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