Robin Lodge, 60 Slipper Lane, Mirfield, WF14 0DD

£785,000

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Offered for sale with no vendor chain, is this wonderful 4 bedroom detached property which is situated in an enviable and prominent position, with superb far reaching views.

This much loved home offers a wealth of potential to provide a superb project for those looking for a property with which to individually design from the outset.

Accessed via a sweeping drive and set within beautiful gardens, the property also provides an integral double garage, a paddock and stable, with the plot extending to approximately 0.611 acres.

The accommodation layout briefly comprises:- entrance hall, lounge, dining room, dining kitchen, utility room, ground floor WC, study, first floor landing, generously sized master bedroom, guest bedroom with en suite, 2 further bedrooms, bathroom and a superb second sitting room with balcony, which could be utilised as a 5th bedroom if required.

Ideally placed for local schools, beautiful walks and easy access into Roberttown village, where all amenities can be afforded there.

An internal viewing is highly recommended to fully appreciate the potential that this property has on offer.

GROUND FLOOR:

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

Entrance Hall

A generously sized entrance hall which is fitted with a double glazed window to the side elevation, a staircase rising to the first floor and doors which provide access to the ground floor accommodation.

Storage/WC

Furnished with a vanity sink unit and fitted cupboards providing hanging and storage space. A door then leads through to the WC which also has a central heating radiator and window to the rear elevation. This area is fully tiled to the walls and also provides a further storage cupboard.

Dining Kitchen

16'7" x 11'9" (5.05m x 3.58m)

A well proportioned dining kitchen which is fitted with a range of matching wall and base units, laminated work surfaces, tiled splashbacks, 4 ring electric hob with extractor above, and integrated oven and grill. A door provides access to the rear porch, dining room and utility room. There is also a central heating radiator and uPVC double glazed window to the side elevation.

Utility Room

9'4" x 5'2" (2.84m x 1.57m)

Fitted with base units, laminate work surface, inset stainless steel sink with side drainer and mixer tap, space and plumbing for a washing machine, central heating radiator and space for a freestanding fridge freezer. A double glazed window overlooks the rear elevation.

Side Porch

With uPVC double glazed windows and a timber and glazed door which provides access to the side of the property.

Dining Room

16'5" x 12'0" (5.00m x 3.66m)

This well proportioned dining room has an abundance of natural light by way of double glazed windows to both front and side elevation, which also provide superb far reaching views. There is also a central heating radiator and this room is open plan into the lounge.

Lounge

12'5" x 10'1" (3.78m x 3.07m)

A good sized reception room which is fitted with a gas fire which is set within a decorative timber surround, tiled back and hearth, wall light points, double glazed windows to both front and side elevations, which provide far reaching views. There is also a central heating radiator and a set of timber doors which lead into the hallway.

Sitting Room/Study

14'9" x 12'5" (4.50m x 3.78m)

Another spacious reception room which could provide a study/home office if required. Fitted with a central heating radiator and double glazed window to the rear elevation.

FIRST FLOOR:

Landing

Having a loft access point and doors providing access to all of the first floor accommodation.

Bedroom 1

17'4" x 12'5" (5.28m x 3.78m)

A generous master bedroom which provides views via a double glazed window to the front elevation. There is a range of fitted wardrobes and drawers which provide ample hanging and storage space. There is also a central heating radiator.

Bedroom 2

16'3" x 11'8" (4.95m x 3.56m)

This second guest bedroom has fitted wardrobes and also commands far reaching views via the double glazed window to the front elevation. There is also a central heating radiator and a door which accesses the en suite bathroom.

En suite Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC. There is also a central heating radiator and double glazed window to the side elevation.

Bedroom 3

12'6" x 11'9" (3.81m x 3.58m)

This third bedroom of double proportions has a double glazed window to the rear elevation and a central heating radiator.

En Suite

Furnished with a shower and sink. There is also a central heating radiator.

Bedroom 4

12'0" x 12'0" (3.66m x 3.66m)

Another good sized bedroom, fitted with double glazed windows to both side and rear elevations. There is also a central heating radiator.

Bathroom

Furnished with a 5 piece suite comprising of a shower cubicle, panelled bath, vanity wash hand basin, bidet and low flush WC. There is also a central heating radiator and double glazed window to the side elevation.

Sitting Room

23'3" max x 19'9" max (7.09m max x 6.02m max)

The first thing that strikes you is the double height, almost floor to ceiling double glazed windows which provide an abundance of natural light and offers far reaching views. There is a limestone fireplace with open fire, wall light points, decorative glazed window which provides light into the landing area and there is a further window to the side elevation. A timber and glazed exterior door accesses a balcony, where the views can be fully appreciated.

OUTSIDE:

A generous tarmacadam driveway sweeps round to either side of the property, with one drive leading to the integral garage. There is drystone walling to the front boundary, as well as 3 sections of mature gardens featuring mature planted borders, patio garden, and double stable block. Access can be gained to the paddock from

here, which is fenced and surrounded by established trees. A balcony accessed from the first floor sitting room, provides a superb entertaining or relaxation space during the warmer months.

Garage

With electric roller shutter door and is fitted with power and light.

Double Stable Block

With 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:

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MORTGAGES:

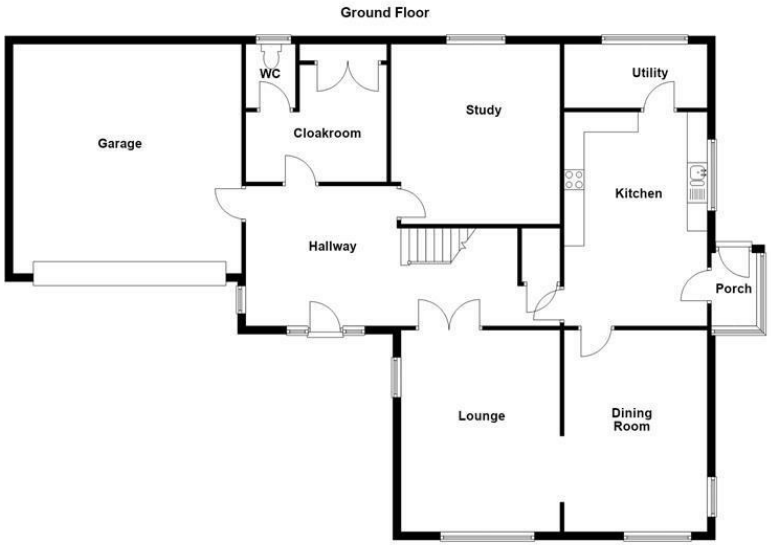
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

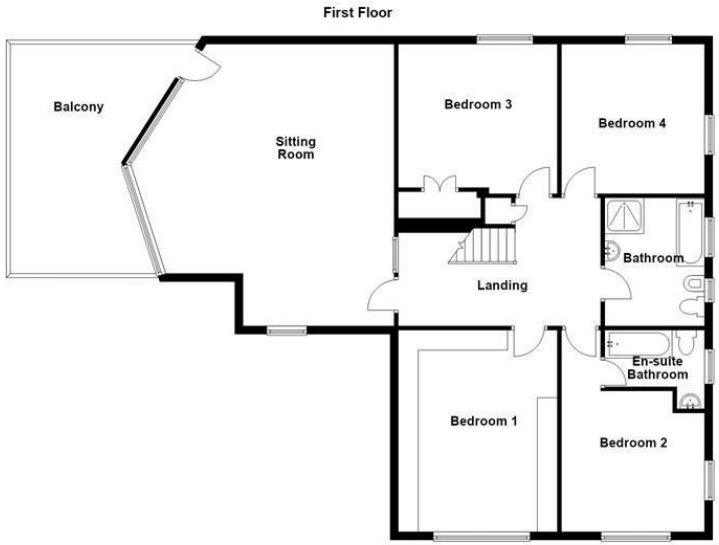
ONLINE CONVEYANCING SERVICES:

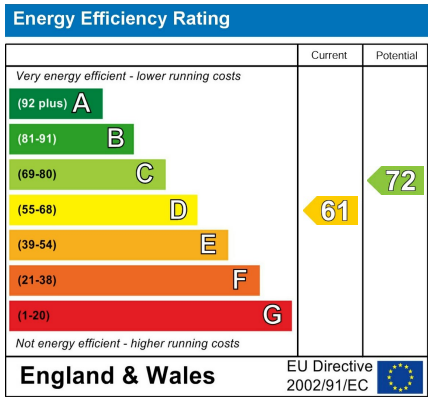
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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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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