

29 Water Royd Avenue, Mirfield, WF14 9LT

Offers Over £240,000

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Offered for sale with no vendor chain, is this 3 bedroom semi-detached property which is situated in a sought after area of Mirfield.

Located with good access to well regarded schooling and excellent public transport links to nearby towns and cities.

Features include gas fired central heating and uPVC double glazing, with accommodation briefly comprising:- entrance hall, lounge, bathroom, kitchen, conservatory, first floor landing and 3 bedrooms.

Externally there is ample off road parking, detached garage and generous rear garden.

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



GROUND FLOOR:

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

Entrance Hall

With staircase rising to the first floor.

Lounge

15'9" x 13'5" (4.80m x 4.09m)

This well proportioned reception room is situated to the front of the property, with ample natural light provided by two uPVC double glazed window to the front and side elevations. There is also a central heating radiator, ceiling coving and a gas fire set within a timber surround, with back and hearth.

Kitchen

9'8" x 9'1" (2.95m x 2.77m)

This modern kitchen is fitted with a range of matching wall and base units, laminated work surfaces, tiled splashbacks, composite sink unit with side drainer and mixer tap, 4 ring gas hob with electric oven beneath, stainless steel extractor fan and integrated washing machine. A doorway accesses a useful understairs storage cupboard, which has power. There is also a central heating radiator, uPVC double glazed window looking into the conservatory and a uPVC double glazed exterior door which accesses the conservatory.

Conservatory

7'6" x 5'4" (2.29m x 1.63m)

Currently used as a utility area, having a uPVC double glazed window to all elevations and a uPVC double glazed exterior door which accesses the rear garden.

FIRST FLOOR:

Landing

Having doors accessing all of the first floor accommodation.

Bedroom 1

13'2" x 11'9" max (4.01m x 3.58m max)

Situated to the front of the property, this master bedroom has a generous sized storage cupboard and fitted wardrobes, which could provide an ensuite within this area if required (subject to any necessary consents). There is also a central heating radiator and uPVC double glazed window.





Bedroom 2

14'4" x 7'8" (4.37m x 2.34m)

This good sized double bedroom has uPVC double glazed windows to both the rear and side elevations. There is also a loft access point.

Bedroom

8'8" x 7'7" (2.64m x 2.31m)

A third bedroom of single proportions, situated to the rear of the property. Having a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which allows parking for a number of vehicles and leads to a detached garage. To the rear of the property there is a paved patio area and a generous sized lawned garden, which is fenced for privacy and security, ideal for those with children.

Garage

Accessed via an up and over door. The garage is fitted 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.





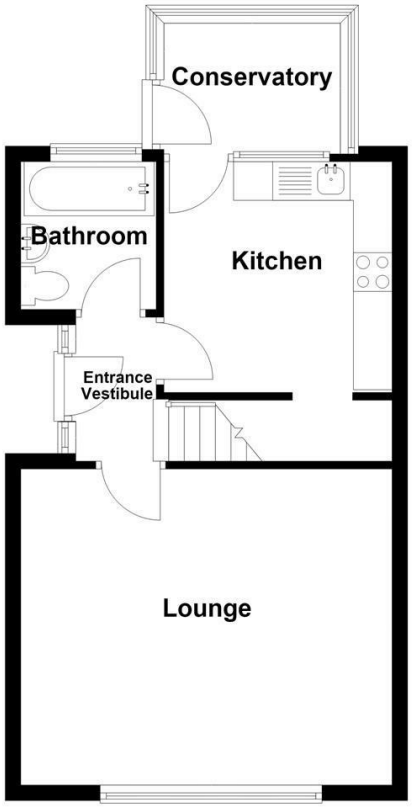




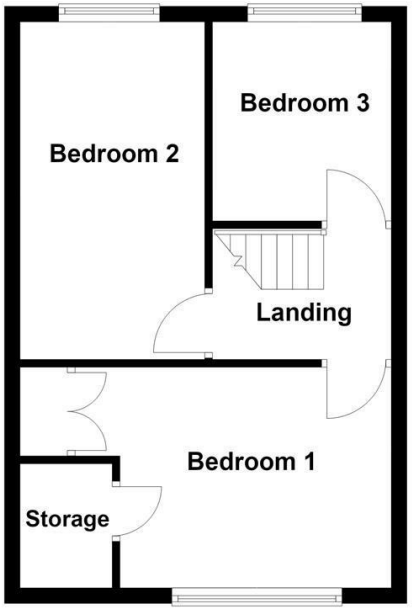




Ground Floor

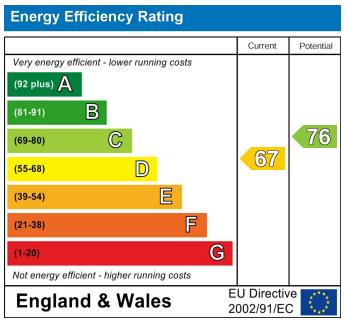


First Floor









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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