

48 Shill Bank Lane, Mirfield, WF14 0QP

No Onward Chain £252,500

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Offered for sale with no vendor chain is this 3 bedroom semi detached dormer bungalow which has been upgraded by the current owners. Situated close to well regarded schooling and public transport links, this property could suit a variety of different needs from young family to retired couple. Features include uPVC double zing, gar fired central heating with an accommodation layout comprising: entrance hall, lounge, dining room, kitchen, ground floor bedroom, ground floor bathroom. 2 first floor bedrooms and W.C. Externally there is a garden to the front and a driveway providing off road parking. The garage has been converted into a games room storage room and there is a generously sized rear garden and outside entertaining area. An internal viewing is highly recommended.









GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance hallway.

Entrance Hallway

Having a central heating radiator and doors accessing the bathroom, kitchen, bedroom and lounge.

Bathroom

This modern bathroom has marble effect aqua panelling and is fitted with a 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush W.C. There is a uPVC double glazed window to the side elevation and a ladder style radiator.

Kitchen

11'7 x 7'4 (3.53m x 2.24m)

Having a range of base and wall units with laminated working surfaces and marble effect aqua panelled splash backs, inset into which is a stainless steel sink unit with side drainer and mixer tap. Also integrated within the working surface is a 4 ring hob with electric oven beneath and there is space and plumbing for a washing machine, space for a freestanding fridge and space for for an under counter dryer. There is a uPVC double glazed window to the side elevation and a uPVC double glazed exterior door which accesses the driveway.

Bedroom 3

10'0 x 8'7 (3.05m x 2.62m)

This good sized double bedroom has contemporary ceiling lighting, a uPVC double glazed window to the rear elevation and has a central heating radiator.

Lounge

11'7 x 15'4 (3.53m x 4.67m)

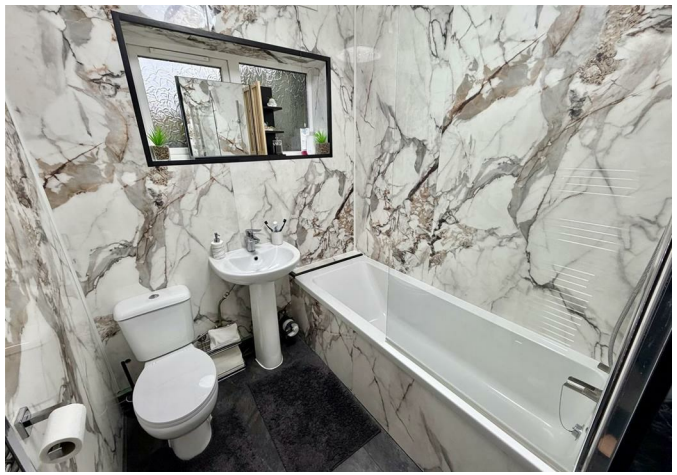
This welcoming reception room has wall mounted gas fire set to a stone surround with marble effect wall panelling to the chimney breast, there is a central heating radiator and uPVC box bay window to the front of the property. The lounge has an arch way into the dining room.











Dining Room

11'7 x 10'3 (3.53m x 3.12m)

The dining room has an open staircase to the first floor, a central heating radiator and a uPVC double glazed window to the rear and a uPVC double glazed exterior door.

FIRST FLOOR

Landing

Having doors accessing all of the first floor accommodation.

Bedroom 1

13'2 x 10'3 (4.01m x 3.12m)

A well proportioned master bedroom having views over the rear garden and beyond via the uPVC double glazed window. There is a central heating radiator and 3 door sliding robes having ample hanging and storage space that also leads to under eaves storage.

Bedroom 2

13'2 x 8'5 (4.01m x 2.57m)

A second bedroom of double proportions having a built in storage cupboard along with sliding door robe that gives access to under eaves storage,

WC

Fitted with a 2 piece suite that comprises a low flush W.C and a sink unit, there is a Velux style window,

OUTSIDE

To the font of the property is a lawned garden with mature planted boarder, a tarmacadam drive way allows parking for a number of vehicles and is gated with further planter area to the side. The rear of the property can be accessed from here where the current owner has created superb outside canopied entertainment area which is decked, this is a great place for summer months and has views over the generous 2 tiered garden which is lawned with mature borders.

Games Room

Formerly the garage which has had a new roof, this space has been converted into the games room and is accessed via a composite door and has a uPVC double glazed window. Sliding doors give access to a concealed storage room.

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:

C

MORTGAGES:

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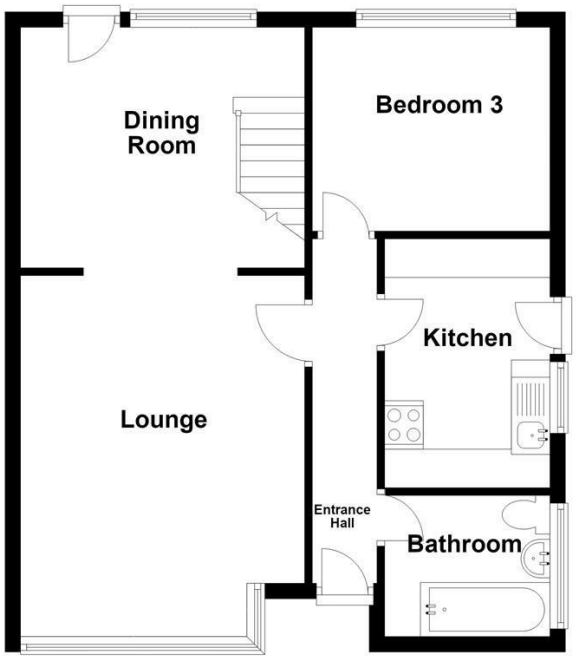
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





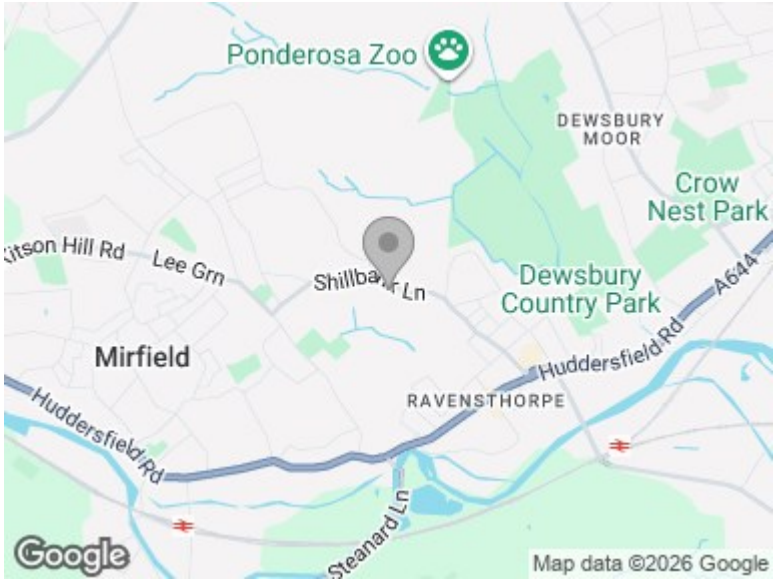


Ground Floor



First Floor





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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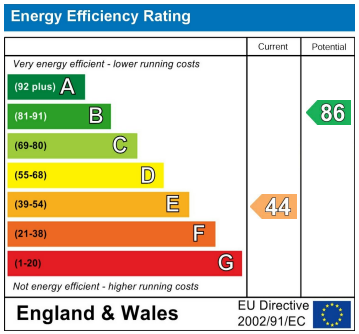
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or 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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