

44 Norman Road, Mirfield, WF14 9SR

£165,000

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Situated in a popular residential locality, is this 2 bedroom semi-detached property. This property would make an ideal purchase for a first time buyer or young family looking for a property which they can put their own stamp on.

Requiring elements of modernisation, but offering uPVC double glazing with a layout comprising:- entrance vestibule, lounge, kitchen, first floor landing, 2 bedrooms and shower room.

Externally there is a driveway which offers parking for a number of vehicles and a well proportioned rear garden.

The property is well placed for the public transport network, with links to major towns and cities, as well as Mirfield town centre which is only a short walk away.

An internal viewing is highly recommended to appreciate the property on offer.





GROUND FLOOR:

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

Entrance Vestibule

Having a double glazed window to the front elevation and a useful storage cupboard. A door provides access to the lounge.

Lounge

15'8" x 12'2" (4.78m x 3.71m)

A well proportioned lounge, having a gas fire, uPVC double glazed window to the front elevation and door accessing the kitchen. There is a spiral staircase which leads to the first floor.

Kitchen

12'2" x 7'10" (3.71m x 2.39m)

Fitted with a range of matching wall and base units, laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, space for a freestanding cooker, plumbing for a washing machine, ample natural light by way of the uPVC double glazed window which overlooks the rear garden and there is a uPVC double glazed exterior door.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation.

Bedroom 1

11'9" x 8'4" (3.58m x 2.54m)

Situated to the front of the property, having fitted wardrobes to one wall and a useful storage cupboard. There is also a uPVC double glazed window to the front elevation.





Bedroom 2

12'2" x 7'2" (3.71m x 2.18m)

A second bedroom of double proportions, having fitted wardrobes and a uPVC double glazed window which overlooks the rear elevation.

Shower Room

Furnished with a 3 piece suite incorporating a larger than average walk-in shower, pedestal wash hand basin and low flush WC.

OUTSIDE:

To the front of the property there is a decorative slate front garden and block paved drive which allows parking for a number of vehicles. A wrought iron gate leads to the rear of the property, where there is a paved patio area, larger than average storage shed and a predominantly lawned garden with mature planted borders and is fenced. This would make a superb place for relaxation in the warmer months, or for children to play.

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:

B

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.





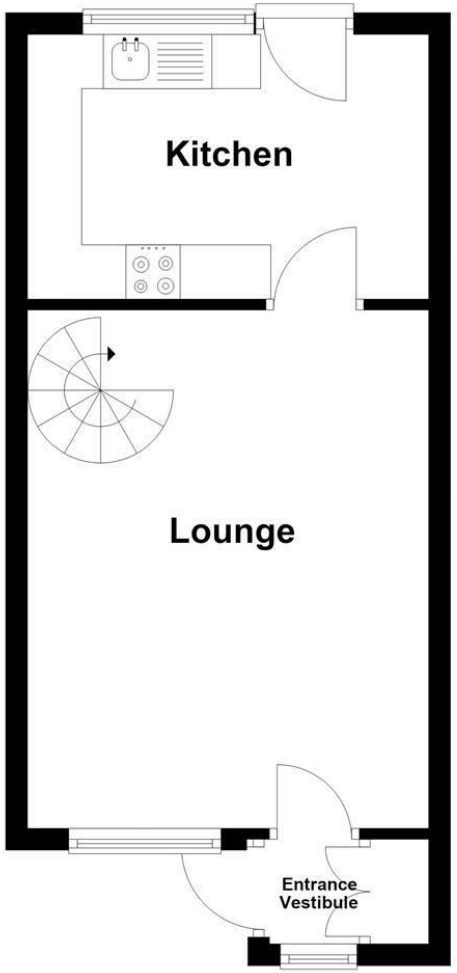

The Last Letter from your Lover



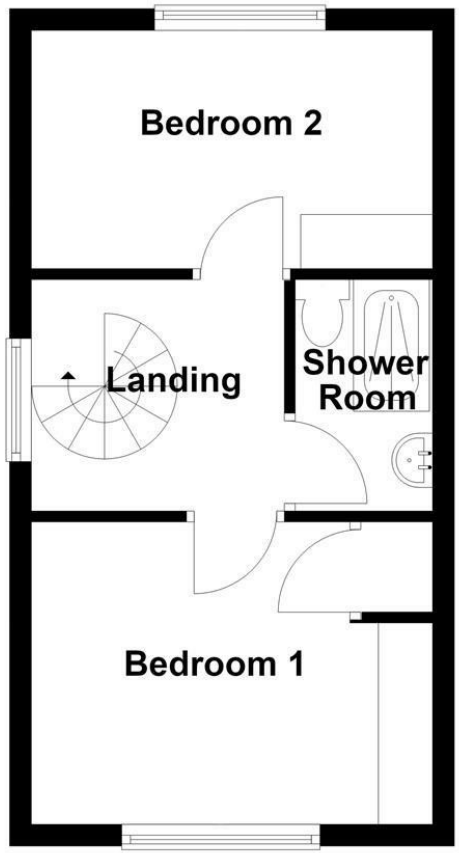




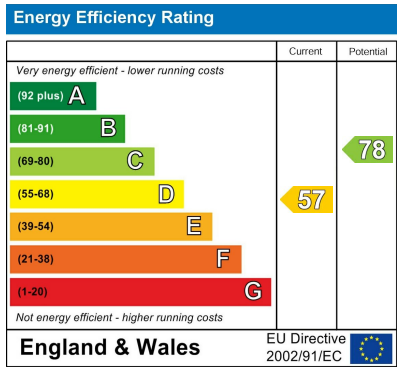
Ground Floor



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