7 Water Royd Avenue, Mirfield, WF14 9LS

£250,000

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Offered for sale with no vendor chain is this well proportioned 3 bedroom semi-detached property situated in a popular and sought after area of Mirfield. The property would make an ideal purchase for those wishing to put their own stamp on a property from the outset but has been well maintained throughout and offers uPVC double glazing and gas fired central heating. The accommodation layout comprises well proportioned entrance hallway, lounge, dining room, kitchen, 3 first floor bedrooms, shower room and WC. Externally, there is off-road parking for a number of vehicles and a good sized rear garden. The property is perfectly placed for Mirfield town centre and all the amenities afforded there including public transport links to nearby towns and cities and rail services as well as being within walking distance of some well regarded schooling. An internal viewing is highly recommended to appreciate the quality of accommodation on offer.

GROUND FLOOR:-

Enter the property via a composite and decoratively glazed exterior door into:-

Entrance Hallway

Being of a generous size and having ample natural light from the uPVC double glazed window which is floor to ceiling height, there is a central heating radiator, a staircase rising to the first floor, a door accessing the kitchen and a uPVC double glazed window looking into the lounge.

Lounge

13'0" x 12'4" (3.96m x 3.76m)

This well proportioned reception room is situated to the front of the property and has a box bay window with uPVC double glazing. The main focal point of the room is an electric fire set within a timber surround with tiled back and hearth and there is also a central heating. Timber and glazed concertina doors access the dining room.

Dining Room

11'8" x 10'8" (3.56m x 3.25m)

Another well proportioned reception room which can be open to the lounge allowing for a perfect entertaining space. Within the dining room is also a living flame gas fire set within a stone surround with tiled back and hearth and there are uPVC double glazed sliding doors accessing the rear garden. There is also a central heating radiator and a door accessing the kitchen.

Kitchen

10'9" x 9'2" (3.28m x 2.79m)

Fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl composite sink unit with side drainer and mixer tap. Also integrated within the working surfaces is a 4 ring electric hob with electric oven beneath and extractor fan over, and there is space and plumbing for a dishwasher and automatic washing machine. A door opens to a pantry where there is currently a free standing fridge freezer and also having a uPVC double glazed window to the side elevation. To the kitchen, there is a uPVC double glazed window overlooking the rear garden and a composite and decorative glazed exterior door accessing the side of the property.

FIRST FLOOR:-

Landing

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

Bedroom 1

11'4" x 11'3" (3.45m x 3.43m)

The master bedroom has an abundance of storage with fitted wardrobes to one wall allowing for hanging space and there are further over-bed cupboards, side drawers and decorative display shelving. There is also a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

11'1" x 10'8" (3.38m x 3.25m)

A second bedroom of double proportions having fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom 3

8'0" x 7'9" (2.44m x 2.36m)

Also a third bedroom of double proportions having fitted bulkhead storage cupboards allowing for hanging space, a central heating radiator and uPVC double glazed window to the front elevation.

Shower Room

Furnished with a 2 piece suite comprising walk-in shower cubicle and pedestal wash hand basin. There is also a cupboard housing the central heating boiler, a central heating radiator, a uPVC double glazed window to the rear elevation and fully tiled walls.

WC

Being fully tiled and having a uPVC double glazed window to the side elevation and is fitted with a low flush WC.

OUTSIDE:-

To the front, there is a paved driveway with mature shrubs allowing parking for a number of vehicles and double timber gates give access down the side of the property to the rear also allowing for further parking. The rear garden has a paved patio area and is predominantly laid to lawn with mature planted borders, trees and fencing. There is also a large storage shed which has 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:

Band C

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.

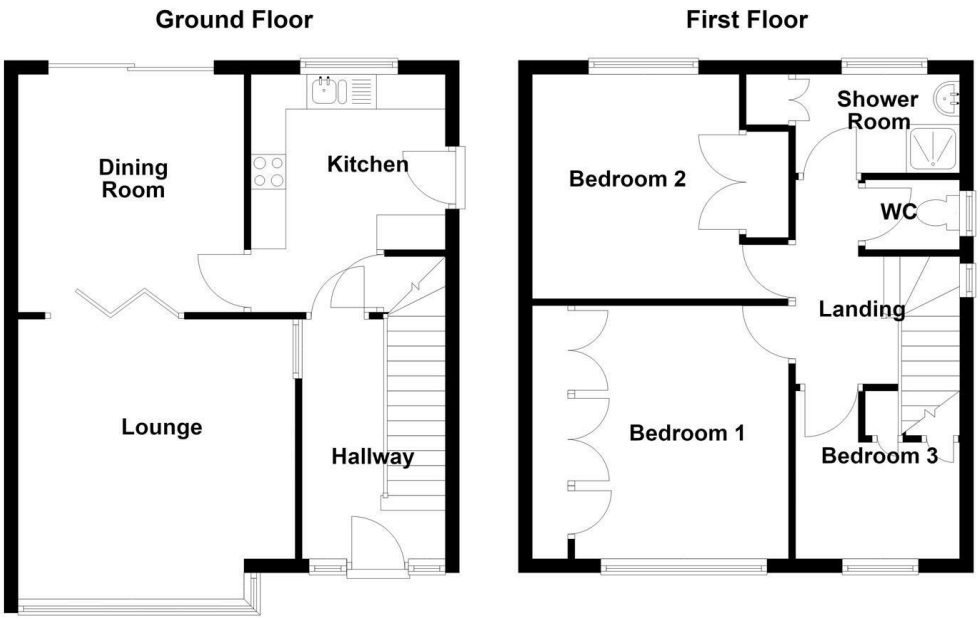
ONLINE CONVEYANCING SERVICES:

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:-

Mirfield Properties: 01924 495334

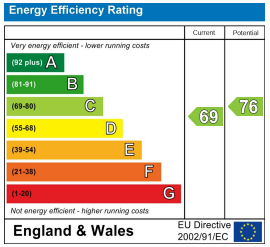


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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