38 Waste Lane, Mirfield, WF14 8PA

Offers Over £130,000

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CASH BUYERS ONLY!

This 2 bedroom end townhouse with attic room requires a full program of renovation throughout and would suit an investor or DIY enthusiast looking for a property to put their own stamp on from the outset. The accommodation layout comprises entrance hall, lounge, sitting room/dining room, kitchen, 2 first floor bedrooms, bathroom and attic room. Externally, there is a garden to the front, side and small garden to the rear with outhouse and on street parking. The property is situated in a popular residential locality within walking distance to Mirfield town centre and all the amenities afforded there including rail links to nearby towns and cities as well as easy access to shops, cafes and schools. An internal viewing is strongly advised to fully appreciate the potential this property has on offer.

GROUND FLOOR:

Enter the property via a timber door into:-

Entrance Hallway

Which gives access to the lounge and sitting room/dining room as well as having a staircase rising to the first floor.

Lounge

12'5" x 9'8" (3.78m x 2.95m)

Having a feature bay window and a wall mounted gas fire within a decorative surround with tiled back and hearth as well as decorative ceiling coving.

Sitting Room / Dining Room

13'9" x 12'3" (4.19m x 3.73m)

There is a box bay window to the side elevation, a wall mounted gas fire within a tiled surround with back and hearth, a door accessing a useful under stair storage cupboard and a further door accessing the kitchen.

Kitchen

11'8" x 7'9" (3.56m x 2.36m)

Fitted with a window to the side elevation, a timber door accessing the side of the property and a sink unit.

FIRST FLOOR:

Landing

With doors accessing all of the first floor accommodation.

Bedroom 1

14'0" x 11'9" (4.27m x 3.58m)

This master bedroom has a window to the front elevation and a door accessing a useful storage cupboard.

Bedroom 2

12'4" x 9'0" (3.76m x 2.74m)

Another good sized bedroom situated to the side of the property and having a window and a door leading to a staircase rising to the second floor.

Bathroom

This generously sized bathroom has a window to the side elevation and is fitted with a 3 piece coloured suite comprising panelled bath, pedestal wash hand basin and low flush WC.

SECOND FLOOR:

Attic Room

13'9" x 8'5" (4.19m x 2.57m)

Offering a variety of different uses and having access to the under eaves as well as there being a window to the side elevation.

OUTSIDE:

To the front of the property, a wrought iron gate gives access to the walled garden which is laid to lawn and has a paved path leading to the front door. To the side of the property is a lawned area which is also walled with a mature planted hedge and leads to the rear of the property which has a small lawned area also being walled and there is also a brick built outhouse. A stone path leads from the side of the property to the kitchen door.

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:

Leasehold - Term: 999 years from 31/05/1870 / Rent: TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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.

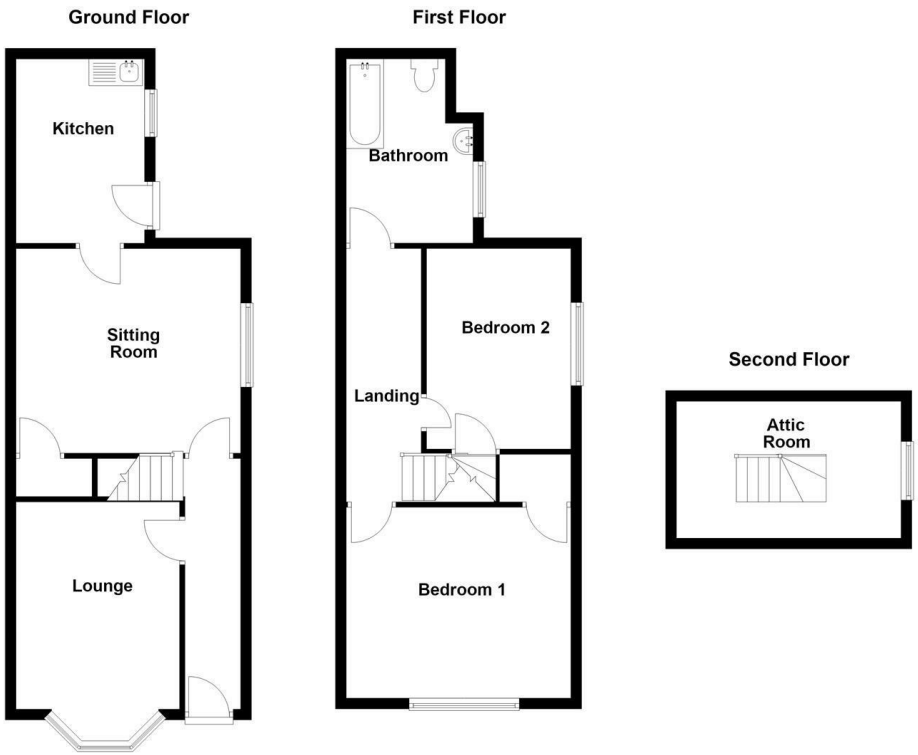
ONLINE CONVEYANCING SERVICES:

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:-

Mirfield Properties: 01924 495334

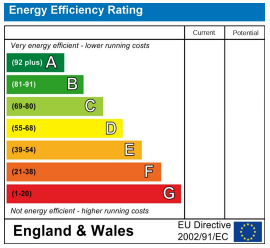


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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