24 Oddfellows Street, Mirfield, WF14 9AB

£125,000

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Attention Investors or DIY enthusiasts alike, offered for sale with no vendor chain is this renovation opportunity which is situated in the heart of Mirfield.

Having deceptively sized accommodation briefly comprising:- entrance hall, 3 reception rooms, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms, bathroom and attic rooms.

Externally there are garden areas to both front and rear. With partial double glazing.

This property could provide a wonderful home with the right vision.

Situated within Mirfield town centre and all the amenities afforded there including public transport links and rail links direct to major towns and cities. Together with well regarded local schooling nearby.

An internal viewing is strongly recommended to fully realise the potential this property has on offer.

GROUND FLOOR:

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

Entrance Hall

With sliding doors providing access into the lounge.

Lounge

15'7" x 11'2" (4.75m x 3.40m)

Having a window to the front elevation, gas fire, wall light point and central heating radiator.

Sitting Room

23'5" x 8'6" (7.14m x 2.59m)

This room has the potential to be a sitting room or further lounge, but has previously been used as an art studio/workshop. Fitted with a window to the front elevation and a door which provides access to the utility.

Utility

10'6" x 10'0" (3.20m x 3.05m)

Currently housing the central heating boiler, window to the rear elevation and external access door. This room has potential to become a home office/study if required.

Dining Room

15'5" x 15'3" (4.70m x 4.65m)

A generous third reception room, having a wood burning stove, access into the kitchen and a sliding door accessing the cellar head and stairs leading down to the cellar.

Kitchen

15'3" x 6'6" (4.65m x 1.98m)

Having 2 windows to both the front and side elevation, a range of fitted units, stainless steel sink unit and cooker point. A timber and glazed door accesses the rear.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

With doors accessing all of the first floor accommodation and a further staircase to the second floor.

Bedroom 1

17'9" x 8'9" (5.41m x 2.67m)

Situated to the front of the property, having a window and central heating radiator.

Bedroom 2

18'3" x 6'2" (5.56m x 1.88m)

Also situated to the front of the property, having a central heating radiator and window.

Bedroom 3

12'5" x 8'9" (3.78m x 2.67m)

Situated to the rear of the property, this third bedroom of double proportions has a central heating radiator and window to the rear.

Bathroom

Being of a generous size, situated to the rear of the property and furnished with a 3 piece suite comprising of a bath, pedestal wash hand basin and low flush WC. There is also a radiator and window to the rear.

SECOND FLOOR:

Attic Room 1

13'5" x 10'6" (4.09m x 3.20m)

Offering a variety of different uses, having a door which accesses a large undereaves storage area and there is a window to the side.

Attic Room 2

13'5" x 9'3" (4.09m x 2.82m)

Offering potential to convert into living accommodation (subject to any necessary consents). With a door accessing a generous undereaves storage area and window to the side elevation.

OUTSIDE:

To the front of the property there is a buffer garden with stone steps leading to the front door. To the rear there is a paved patio area, with mature plants and trees.

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:

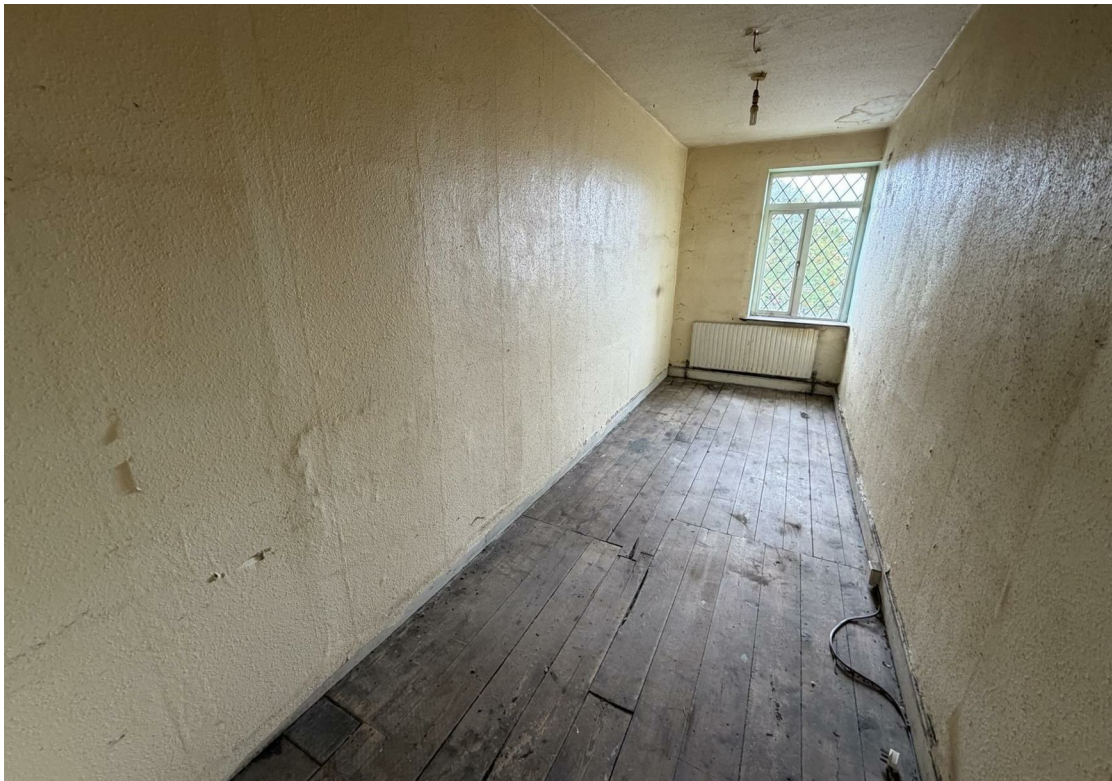
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

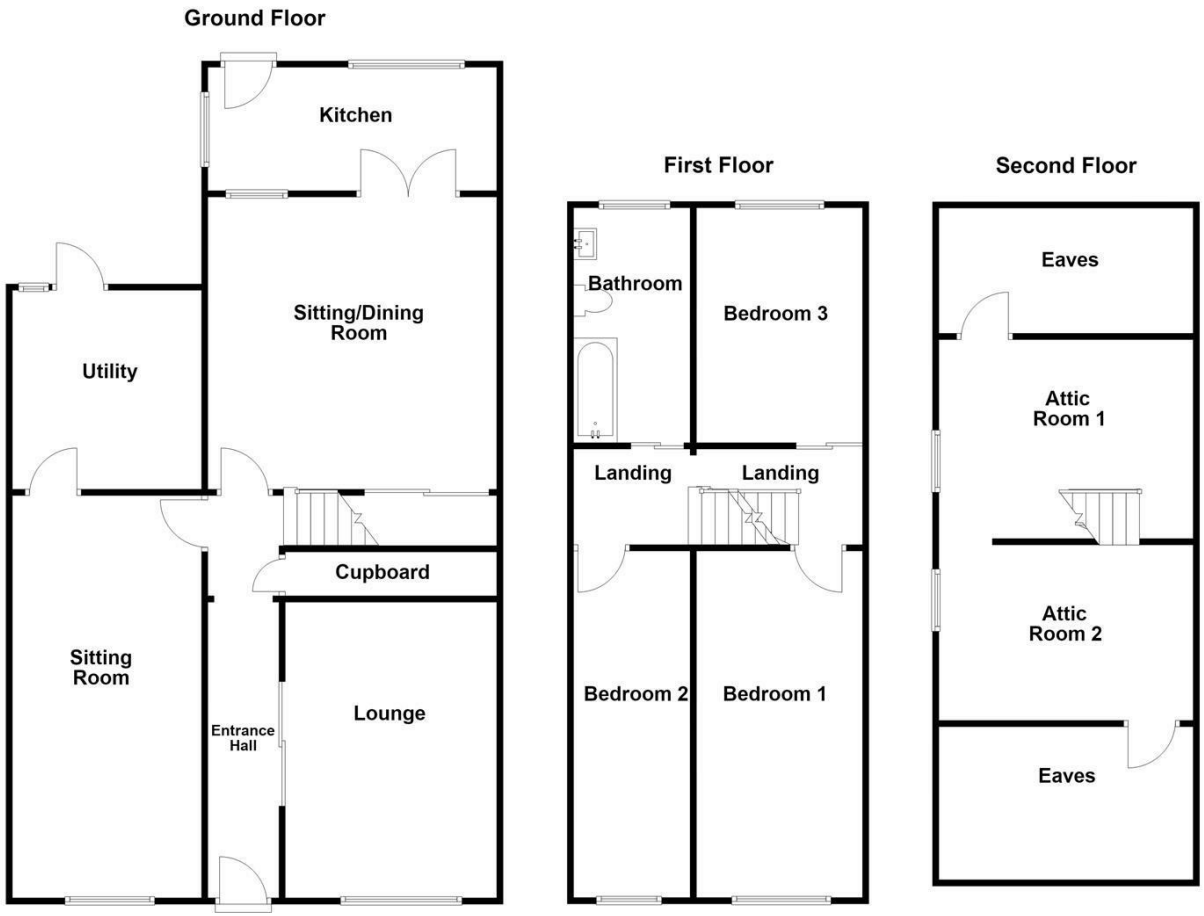
ONLINE CONVEYANCING SERVICES:

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.



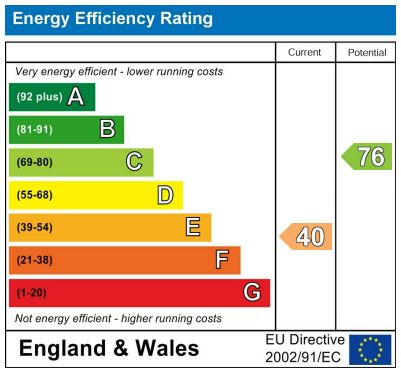


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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