



8, Hepworth Drive, Mirfield, WF14 0PT  
£219,950

**bramleys**

Offered for sale with no upper chain is this superb semi-detached bungalow. Situated in a popular part of Mirfield with great public transport links and access to beautiful walks, the property features gas fired central heating, uPVC double glazing and accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, rear porch, 2 bedrooms, bathroom and attic room (accessed via a retractable ladder).

An internal viewing is highly recommended to appreciate the wealth of potential this property has to offer.



## GROUND FLOOR:

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

### Entrance Hall

With a loft access point, central heating radiator and doors into:-

### Lounge

12'4" x 10'1" (3.76m x 3.07m)

Situated to the front of the property, having a uPVC double glazed box bay window, wall light points, a central heating radiator and a living flame gas fire which is set within a decorative timber surround, with back and hearth.

### Dining Room

12'2" x 11'8" (3.71m x 3.56m)

Another good sized reception room which is situated to the rear of the property, having a gas fire with back boiler and set within a tiled surround, back and hearth. There is also a uPVC double glazed window overlooking the rear garden and a door which accesses the kitchen.



### Kitchen

12'2" x 6'3" (3.71m x 1.91m)

This galley style kitchen has ample natural light by way of a uPVC double glazed window to the side elevation and front elevation. There are a range of wall and base units with laminated work surfaces and tiled splashbacks, stainless steel sink with side drainer, space and plumbing for a washing machine and space for a freestanding cooker. A uPVC double glazed exterior door accesses the rear porch.

### Rear Porch

With glazed windows, 2 glazed exterior doors which access both the drive and rear garden.

### Bedroom 1

10'4" x 10'2" (3.15m x 3.10m)

This master bedroom is situated to the front of the property, having a central heating radiator and uPVC double glazed box bay window.



## Bedroom 2

11'9" x 9'4" (3.58m x 2.84m)

A second bedroom of double proportions, having a uPVC double glazed window to the rear elevation and a central heating radiator.

## LOFT ROOM

Accessed via a retractable ladder from the entrance hall. This useful space has been split into two rooms, with a Velux window to one room. The loft offers the potential for conversion into living accommodation, subject to any necessary local authority planning consents.

## OUTSIDE:

To the front of the property there is a garden with mature planted borders and is fenced/walled. A paved path leads to the front door and a flag and pebbled driveway leads down the side of the property to the garage. The rear garden is enclosed by fence/hedgerow borders and provides a paved patio seating area, generous lawn and further tiered garden area which has mature plants, greenhouse and storage shed.

## Garage

With double doors, 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:

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.**

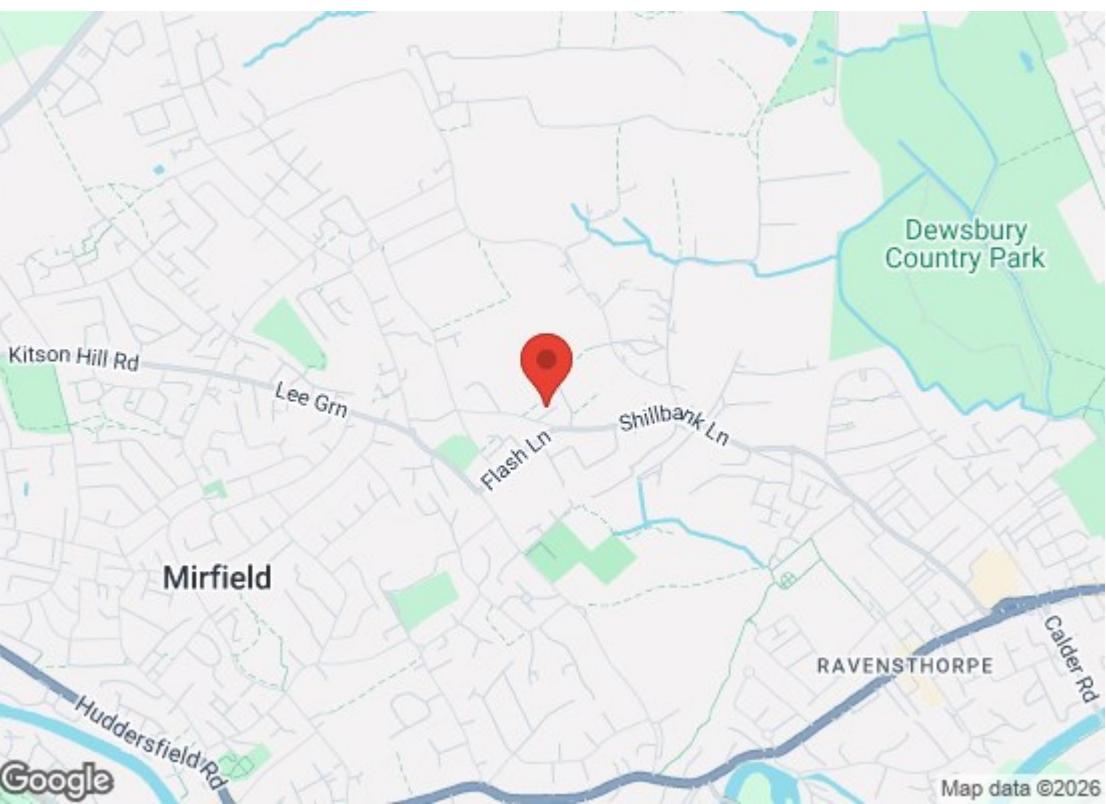
## ONLINE CONVEYANCING SERVICES:

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.

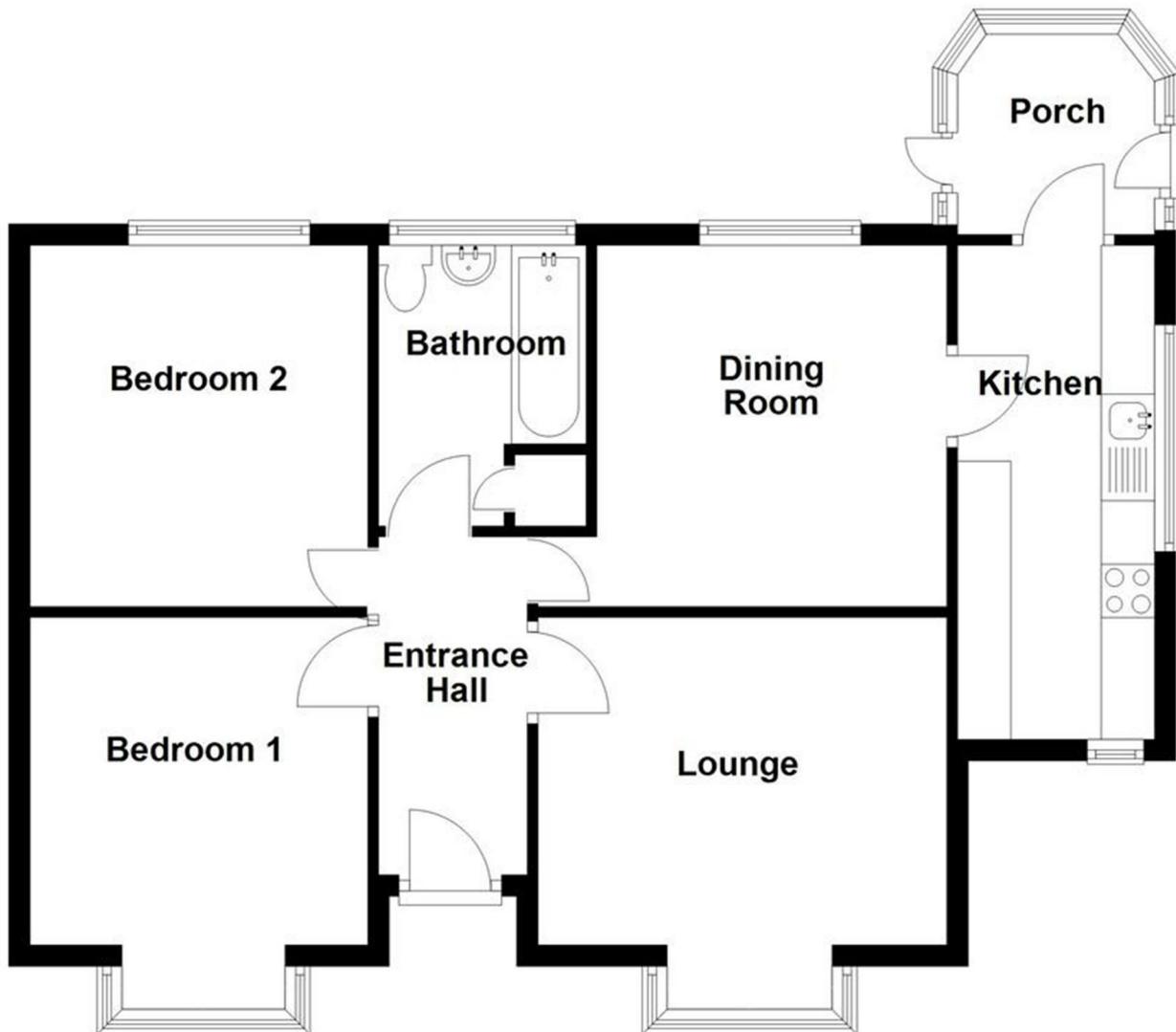
## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

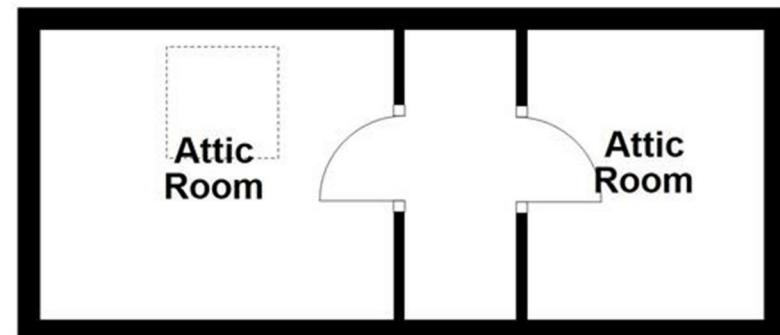




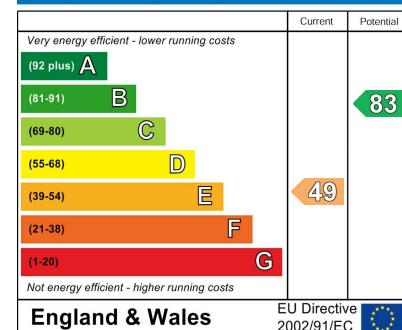
## Ground Floor



## First Floor



### Energy Efficiency Rating



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.

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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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