

15 Meadow View, Mirfield, WF14 0EA

£290,000

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Offered for sale with no vendor chain, is this 3 bedroom semi-detached property which is set over 3 floors with en suite facilities.
Being immaculately presented throughout, the property has an NHBC warranty over half the terms still remaining and is situated in a pleasant position on the development. Features include security alarm system, uPVC double glazing, gas fired central heating and EV charging. With accommodation briefly comprising:- entrance vestibule, dining kitchen, lounge, first floor landing, 2 bedrooms and bathroom, and second floor principal bedroom with en suite.
This property would make an ideal purchase for the young and growing family, with good proximity to well regarded schooling, public transport links and providing access to nearby towns and cities.
An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.





GROUND FLOOR:

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

Entrance Vestibule

Having a cupboard housing the utilities, staircase rising to the first floor and door accessing the dining kitchen.

Dining Kitchen

17'2" x 10'5" (5.23m x 3.18m)

Being of a generous size, this dining kitchen is an upgrade from the original fitments and now provides a range of navy blue, matching wall and base units with working surfaces and upstands. There is an inset 1.5 bowl sink unit with side drainer and mixer tap, 4 ring hob with electric oven, integrated fridge and freezer, dishwasher and washer/dryer. A cupboard houses the central heating boiler and there is ample natural light by the uPVC double glazed window to the front elevation. There is also a good sized dining area, breakfast bar and alcove storage. A door provides access to the WC and a further door leads through to the lounge.

Ground Floor WC

Furnished with a 2 piece suite comprising of a low flush WC and corner wash basin. There is also a central heating radiator.

Lounge

13'8" x 11'2" (4.17m x 3.40m)

Having views over the rear garden, via the uPVC double glazed French doors and windows. There is also a central heating radiator.

FIRST FLOOR:

Landing

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

Bedroom 2

11'8" x 11'5" (3.56m x 3.48m)

Being of a generous size and having fitted wardrobes to one wall. There is also a useful storage cupboard, central heating radiator and a uPVC double glazed window to the rear elevation which commands far reaching views.

Bedroom 3

10'7" x 7'11" (3.23m x 2.41m)

Currently utilised as a study, but could provide a double bedroom if required. Fitted with a central heating radiator and uPVC double glazed window to the front elevation.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, wash hand basin and low flush WC. The bathroom has been upgraded via a tiling package and there is also an Xpelair extractor and central heating radiator.





SECOND FLOOR:

Bedroom 1

21'2" x 13'8" (6.45m x 4.17m)

Commanding the whole of the second floor, this spacious room is open to the full ceiling height, with ample natural light by way of windows to both the front and rear elevations. There is also a central heating radiator and door accessing an en suite.

En suite Shower Room

Furnished with a 3 piece suite and also upgraded with a tiling package. There is a walk-in shower, vanity wash hand basin and low flush WC. There is also a Velux style window and a ladder style radiator.

OUTSIDE:

To the front of the property there are 2 off road parking spaces, EV charging point and path which leads down the side of the property. To the rear there is a paved seating area, lawned area and there is a further decked seating area with swing. The rear garden is fenced for privacy and security, forming an ideal place 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:

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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.

008 VIEWINGS:

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



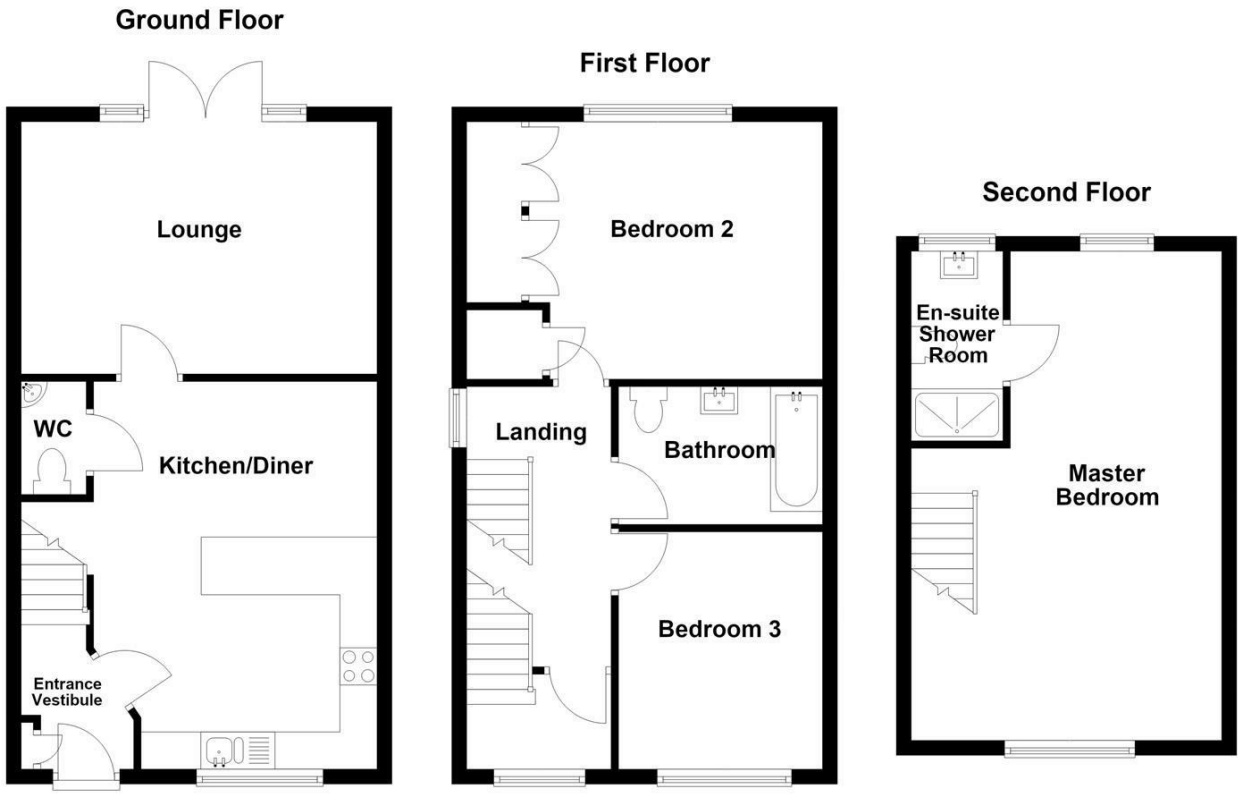






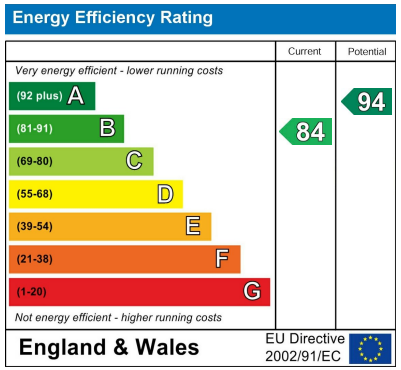












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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