



5 Robin Royd Grove, Mirfield, WF14 0LB

£262,500

bramleys

Bramleys welcome to the market, this superbly presented 3 bedroom extended semi-detached property.

Situated in a quiet cul-de-sac on a corner plot, which offers a wealth of parking and gardens to both front and rear.

Features include uPVC double glazing and central heating system (upgraded within recent years), together with an accommodation layout briefly comprising:- entrance vestibule, lounge, open plan dining kitchen, 3 first floor bedrooms and bathroom.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



GROUND FLOOR:

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

Entrance Vestibule

With a central heating radiator, staircase rising to the first floor and a door accessing the lounge.

Lounge

15'9" x 12'5" (4.80m x 3.78m)

Having modern wood effect laminate flooring, a uPVC double glazed bay window to the front elevation which overlooks the garden, central heating radiator and TV point. An oak door with side oak framed double glazed window gives access to the dining kitchen.

Dining Kitchen

18'5" x 15'5" max (5.61m x 4.70m max)

Enjoying ample natural light by way of the uPVC double glazed window to the rear elevation and a set of uPVC double glazed sliding doors which access the rear garden. The kitchen area is fitted with a range of matching wall and base units, with worktops and tiled splashbacks, inset

into which is a 4 ring gas hob with extractor above and electric oven beneath. There is also a stainless steel sink unit with side drainer and mixer tap, space and plumbing for a washing machine and dishwasher, along with further space for a freestanding tall fridge freezer. The kitchen is fitted with undercounter lighting and is open into the dining area. An oak door provides access to a useful understairs storage cupboard.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation and loft access point.

Bedroom 1

13'9" x 9'8" (4.19m x 2.95m)

Situated to the front of the property, the master bedroom has a uPVC double glazed bay window to the front elevation and a central heating radiator.

Bedroom 2

9'8" x 9'2" (2.95m x 2.79m)

Situated to the rear of the property, this second bedroom of double proportions is fitted with a central heating radiator and uPVC double glazed window.





Bedroom 3

8'6" x 5'7" (2.59m x 1.70m)

A single bedroom which is situated to the front of the property, having a uPVC double glazed window and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush WC. There is aqua panelling to the wall, a uPVC double glazed window to the rear elevation, central heating radiator and tiling to the floors.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides parking for a number of vehicles, lawned garden area and fencing to the front of the property. To the rear there is a further fenced garden, with patio seating areas and is predominantly laid to lawn. There is also a useful storage shed.

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.

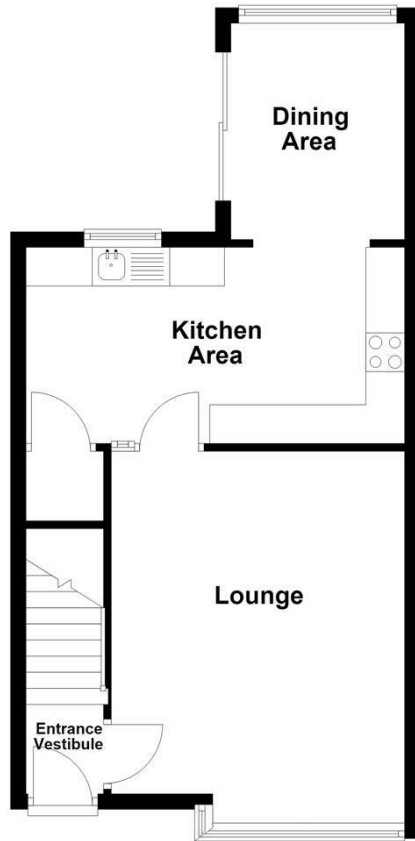
VIEWINGS:

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

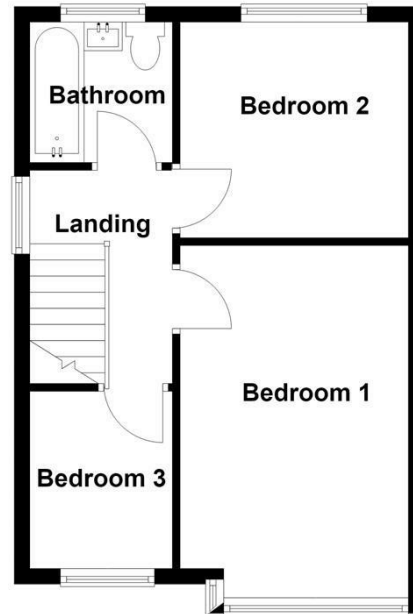




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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