90 West Royd Avenue, Mirfield, WF14 9LD

£249,000

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Offered for sale, is this well presented 3 bedroom semi-detached property which has been extended to the rear and now provides a spacious family home. Situated in a popular residential locality and being ideally placed for Mirfield town centre and public transport links, with well regarded local schooling nearby. The property also provides double glazing and gas fired central heating, with a 5 year old boiler and an accommodation layout which comprises:- entrance vestibule, lounge, dining kitchen, ground floor bathroom, first floor landing, master bedroom with en suite and 2 further bedrooms. Externally there is a driveway for 2/3 vehicles, gardens to both front and rear, together with a larger than average storage shed.

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

GROUND FLOOR:

Enter the property via an exterior door into:-

Entrance Vestibule

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

Lounge

16'0" x 12'8" (4.88m x 3.86m)

This well proportioned reception room is situated to the front of the property, having a uPVC double glazed window to both front and side elevation, 2 central heating radiators and fireplace with timber surround.

Dining Kitchen

16'6" x 9'6" (5.03m x 2.90m)

This superb kitchen has been fitted within the last 5 years and offers a good range of base and wall units, with laminated working surfaces and tiled splashbacks. There is an inset 1.5 bowl sink unit with side drainer and mixer tap, Range style cooker with extractor above, integrated fridge freezer and dishwasher, double doors provide access to a pantry cupboard which is located under the stairs and a further door provides access to another cupboard. This room has ample natural light by way of uPVC double glazed windows to both the rear and side elevation and there is a uPVC double glazed exterior door which accesses the side of the property.

Bathroom

Being part tiled and fitted with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, pedestal wash hand basin and low flush WC. There is a central heating radiator radiator and a uPVC double glazed window to the side elevation.

FIRST FLOOR:

Landing

With a loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

15'6" x 9'3" (4.72m x 2.82m)

The master bedroom has fitted wardrobes to 2 walls, which allow for ample hanging and storage space. There is a central heating radiator and uPVC double glazed window to the front of the property. A door provides access into the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower cubicle, concealed flush WC and vanity wash hand basin. There are useful storage cupboards and a central heating radiator.

Bedroom 2

14'6" x 7'7" (4.42m x 2.31m)

Another good sized bedroom which is situated to the rear of the property, having a central heating radiator and uPVC double glazed windows to both the side and rear elevation.

Bedroom 3

8'6" x 8'0" (2.59m x 2.44m)

Currently utilised as a study this third bedroom is of single proportions and is fitted with a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a buffer garden, which is well stocked. A tarmacadam driveway allows parking for a number of vehicles and leads to a useful storage shed, which has power and light. To the rear of the property there is a lawned garden and further decked seating area which is ideal for entertaining in the warmer months.

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:

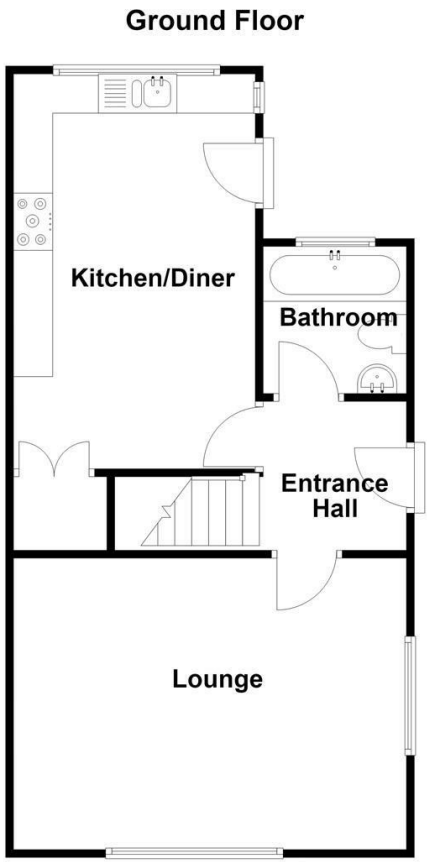
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

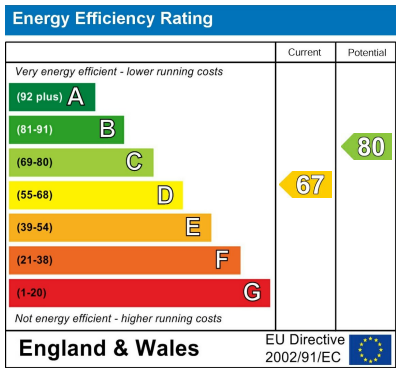
ONLINE CONVEYANCING SERVICES:

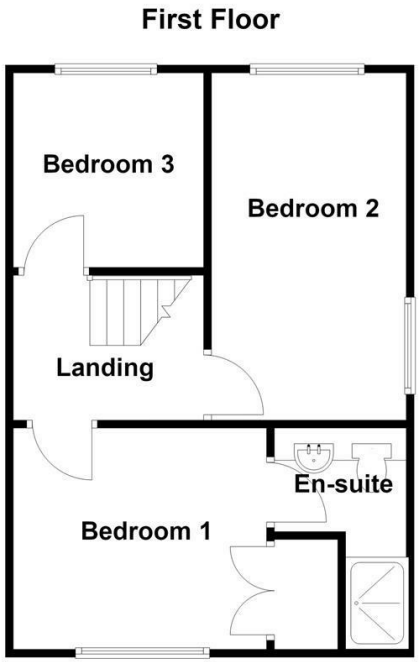
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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