

91H Wellhouse Lane, Mirfield, WF14 0NS

£250,000

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Offered for sale with no vendor chain is this 3 bedroom extended semi-detached property situated in a quiet spot with superb views over fields to the front. Situated in a quiet locality and having features such as partial uPVC double glazing, a central heating system and a layout comprising entrance hallway, lounge, dining room, dining kitchen, 3 first floor bedrooms and shower room. Externally, there are gardens to both front and rear with a driveway and detached garage. This property would make an ideal purchase for those seeking to put their stamp on a property from the outset and offers good sized ground floor accommodation and would suit a young and growing family. An internal viewing is highly recommended to fully appreciate the potential this property has to offer.





GROUND FLOOR:

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

Entrance Hallway

Where there is a staircase rising to the first floor, a central heating radiator and doors accessing the lounge and side hallway.

Lounge

13'9" x 10'9" (4.19m x 3.28m)

This reception room has a uPVC double glazed window to the front elevation overlooking the front garden. The main focal point of the room is a gas fire set within a decorative surround with back and hearth and there is also a central heating radiator, ceiling coving and timber and glazed French doors accessing the dining room.

Dining Room

21'4" x 10'2" (6.50m x 3.10m)

This generous sized dining room could offer a variety of different uses and has been used as a second sitting room. There is a living flame gas fire set within decorative surround with back and hearth, 2 central heating radiators and a timber and double glazed bay window overlooking the rear garden. A door accesses the side hallway.

Side Hallway

There is a central heating radiator, a door accessing a useful under stair storage cupboard and a timber and glazed door accessing the side of the property. This hallway has an open archway into the dining kitchen.

Dining Kitchen

15'7" x 10'3" (4.75m x 3.12m)

Comprising a range of matching wall and base units with laminated working surfaces inset into which is a stainless steel sink unit with side drainer and mixer tap. Appliances include a freestanding cooker, integrated dishwasher and space for a freestanding fridge freezer. To the dining area, there are uPVC double glazed sliding patio doors accessing the rear garden and there is also a central heating radiator.

FIRST FLOOR:

Landing

Having a window to the side elevation, loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

10'9" x 9'5" (3.28m x 2.87m)

Situated to the front of the property and benefitting from far reaching views over farmland via the uPVC double glazed window, fitted wardrobes to 1 wall and a central heating radiator.

Bedroom 2

13'3" x 9'5" (4.04m x 2.87m)

Second bedroom of double proportions situated to the rear of the property and having fitted wardrobes and uPVC double window to the rear elevation with views over the back garden.















Bedroom 3

9'0" x 7'6" (2.74m x 2.29m)

This third bedroom of single proportions is situated to the front of the property benefitting from views over fields and beyond via the uPVC double glazed window and a central heating radiator.

Shower Room

Being part tiled and fitted with a 3 piece suite comprising walk-in shower cubicle with floor to ceiling glass shower screen, vanity wash hand basin and low flush WC. There is also a ladder style radiator and 2 uPVC double glazed windows to both the rear and side elevations.

OUTSIDE:

To the front of the property, a tarmacadam driveway allows parking for a number of vehicles and leads to the detached garage with an up and over door. The front garden is predominantly laid to lawn with mature planted borders and hedging. To the rear, a gate gives access to the good sized rear garden which has a paved patio area and an extensive lawn with mature borders and 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:

TBC

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:-

Mirfield Properties: 01924 495334

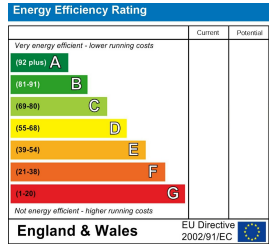


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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