



27 Springfield Park, Mirfield, WF14 9PE  
Offers Over £250,000

**bramleys**





Situated in a popular residential area is this well presented detached bungalow. Featuring uPVC double glazing and central heating system (recently installed boiler), the property boasts two bedroomed accommodation and has the added advantage of a conservatory extension to the rear. Externally there is a newly landscaped front garden along with a side driveway leading to an attached single garage with remote controlled roller door. The rear garden adjoins school playing fields and is enclosed with lawn and patio plus a storage shed with access through to the garage. An early viewing is strongly recommended to appreciate this property which is available with no onward chain.

## GROUND FLOOR

### Entrance Hall

Accessed via a uPVC side door and having a central heating radiator.

### Lounge/Diner

19'3" x 11'2" (5.87m x 3.40m)

This spacious room overlooks the front of the property and has a uPVC window and a central heating radiator. To one wall is a fireplace with hearth and stove style fire.

### Kitchen

11'8" x 9'9" (3.56m x 2.97m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the units is a fridge freezer, a dishwasher and a built in under oven. A skylight window provides natural light and there is a central heating radiator. Sliding uPVC patio doors lead into the conservatory.



### Conservatory

11'2" x 9'9" (3.40m x 2.97m)

A pleasant uPVC conservatory overlooking the rear garden and having a central heating radiator. French doors lead out on to the rear garden.

### Bedroom

9'8" x 8'9" to wardrobe fronts (2.95m x 2.67m to wardrobe fronts )

Situated to the rear and having a central heating radiator and a uPVC window. To one wall are a range of built in wardrobes.

### Bedroom

9'6" x 8'4" (2.90m x 2.54m)

Enjoying views over the front via a uPVC window and having a central heating radiator. The central heating radiator is mounted to one wall.





### Shower Room

Furnished with an adapted walk in shower/wet room facilities and having a WC and a wash basin. There is tiling to the walls, a uPVC window and a ladder style radiator.

### OUTSIDE

To the front of the property is a recently landscaped low maintenance garden with planted sections. A block paved driveway provides off road parking and in turn leads to an attached single garage with remote controlled electric roller door. The garage has an internal door into the attached shed/workshop which can be found in the rear garden. To the rear is a pleasant enclosed garden with lawn, paved seating area and planted borders.. The rear garden adjoins the local primary school playing fields.

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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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