



12 Hepworth Drive, Mirfield, WF14 0PT
£210,000

bramleys

Bramleys are delighted to welcome to the market, this 2 bedroom semi-detached bungalow which is situated in this sought after area of Mirfield. Forming an ideal purchase for those wishing to acquire a property they can put their own stamp on from the outset. The property offers deceptive accommodation which briefly comprises:- entrance hall, lounge, dining room, kitchen, porch, shower room and 2 double bedrooms. Situated on a corner plot, with off road parking and gardens to 3 sides, with the rear garden backing on to adjoining fields. An internal viewing is highly recommended to appreciate the potential that this property has to offer.



GROUND FLOOR:

Enter the property via a timber and glazed external door into:-

Entrance Hall

With a central heating radiator, loft access point and doors accessing all of the accommodation.

Lounge

12'2" x 11'1" (3.71m x 3.38m)

This welcoming lounge is situated to the front of the property, having a uPVC double glazed bay window, feature tiled fireplace with electric fire, central heating radiator, wall light points, ceiling coving and a set of timber/glazed sliding doors which give access into the dining room.

Dining Room

11'6" x 11'2" (3.51m x 3.40m)

Another good sized reception room, with a wall mounted gas fire, central heating radiator and double glazed window to the side elevation. This space being open plan to the lounge makes a fantastic area for entertaining. A further door leads into the kitchen.

Kitchen

12'9" x 5'8" (3.89m x 1.73m)

Fitted with a range of matching wall and base units with laminated work surfaces, inset sink with side drainer and mixer tap, freestanding gas cooker, space and plumbing for an automatic washing machine, central heating radiator and a uPVC double glazed window which overlooks the rear garden. A uPVC exterior door accesses the side porch.

Side Porch

With uPVC frames and double glazed windows and an exterior door which accesses the side of the property.

Bedroom

12'1" x 10'0" (3.68m x 3.05m)

A good sized double bedroom which is fitted with a central heating radiator and uPVC double glazed bay window to the front elevation. There are also wardrobes which provide hanging and shelving facilities.



Bedroom

11'9" x 8'3" (3.58m x 2.51m)

A second bedroom of double proportions, situated to the rear of the property with a double glazed window and central heating radiator.

Shower Room

Furnished with a low flush WC, pedestal wash basin and walk-in shower. There are fully tiled walls and a double glazed window and central heating radiator.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking, together with a mature front garden with planted borders and a paved path which leads down the side of the property. To the rear there is a lawned garden with mature hedgerow borders.

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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road travelling in the direction of Dewsbury. Continue for approximately half a mile and turn left onto Church Lane which in turn becomes Dunbottle Lane. Continue to the Dusty Miller and turn right onto Flash Lane. Take the second left hand turning onto Hepworth Lane and the first right onto Hepworth Drive where the property can be found in the corner of the cul-de-sac.

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.

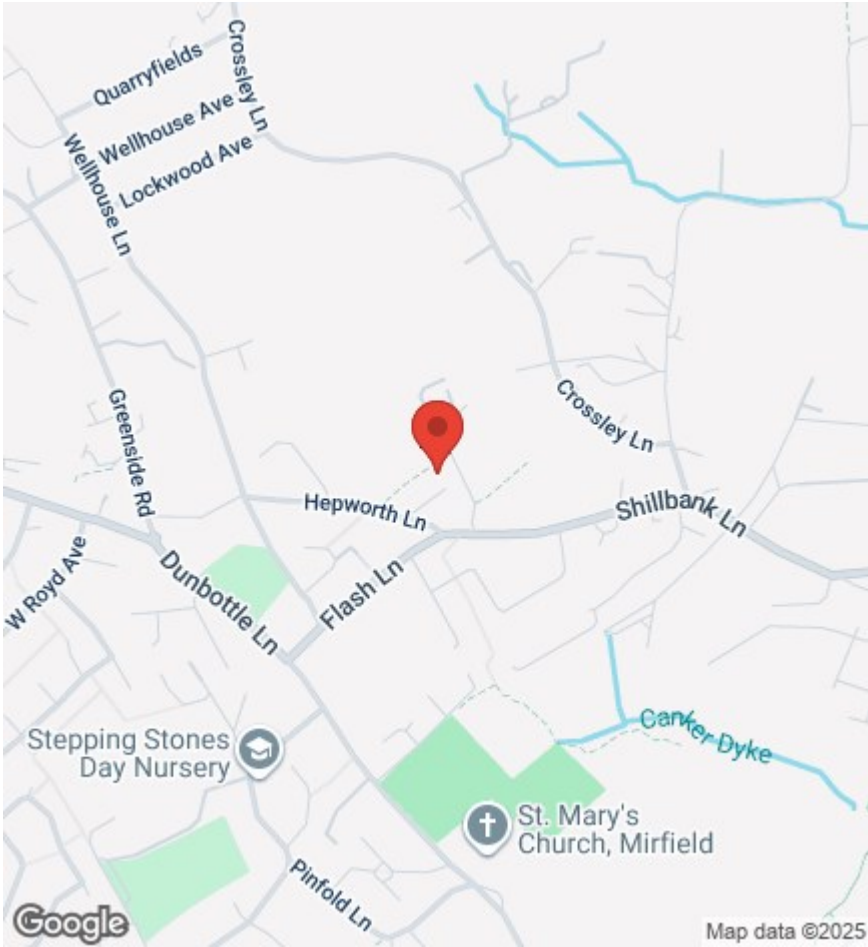
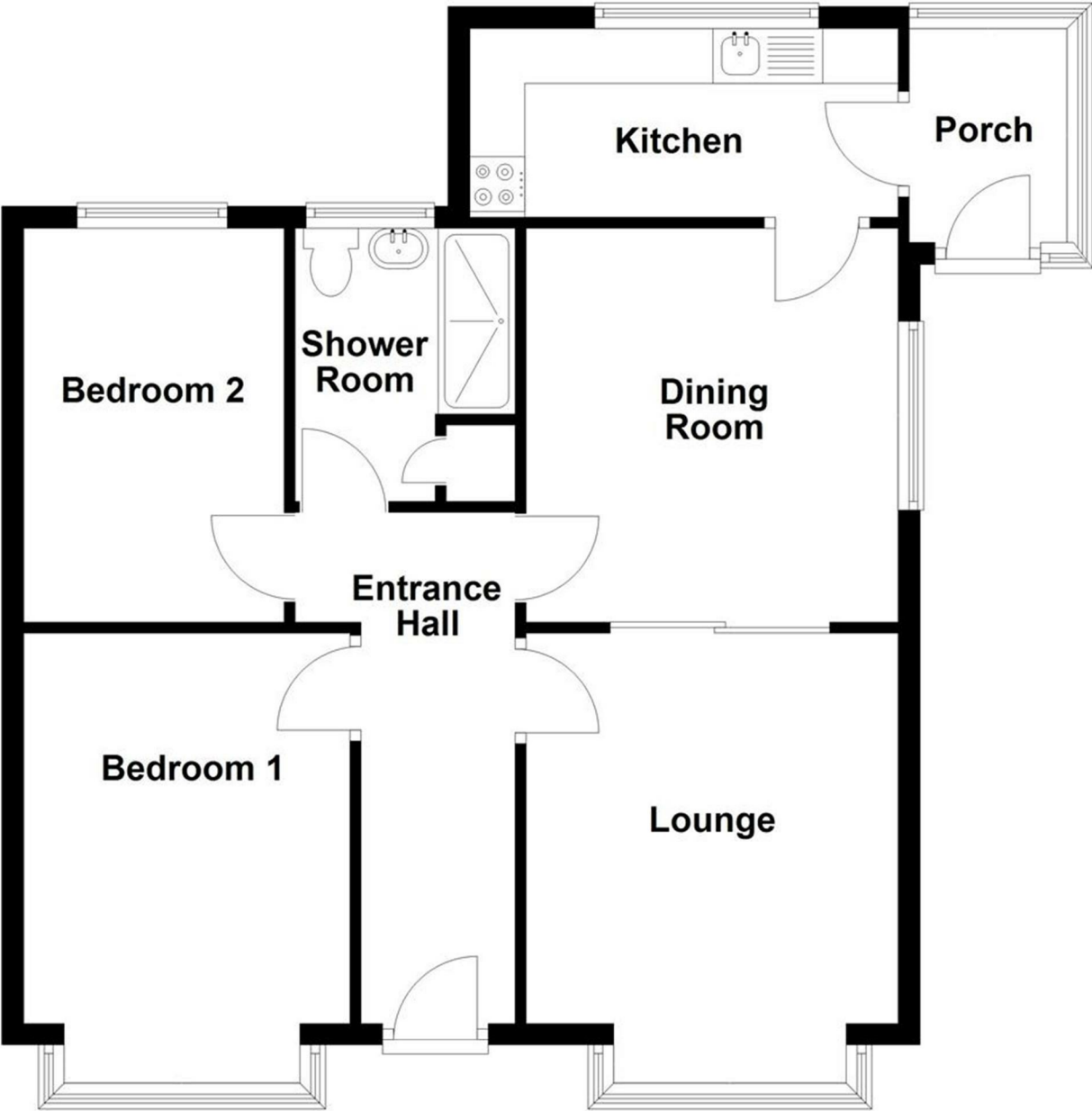
VIEWINGS:

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





Ground Floor



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		
(69-80) C		
(55-68) D		
(39-54) E	64	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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