2 Robin Royd Lane, Mirfield, WF14 0LQ

£225,000

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Situated in an ever popular location is this good sized traditional semi detached house. Offering well presented accommodation with two double bedrooms, modern dining kitchen and bathroom and a pleasant lounge, the property would make an ideal first home. Located on a spacious plot with enclosed landscaped rear garden, driveway parking and a versatile summerhouse providing perfect office/salon space for working from home. Having local amenities, well regarded schooling and major road and rail links nearby, this property really must be viewed.

GROUND FLOOR

Entrance Hall

Accessed via a front uPVC door and having a central heating radiator and stairs to the first floor accommodation.

Lounge

12'1" x 11'9" (3.68m x 3.58m)

A pleasant Lounge overlooking the front of the property and having a uPVC window and a central heating radiator. To one wall is a recessed fireplace with timber mantel over and stove style fire.

Dining Kitchen

19'5" x 7'4" (5.92m x 2.24m)

This good sized dining kitchen is fitted with a range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. Integrated within the work tops is a four ring hob with extractor hood over and in built under oven. Two uPVC windows overlook the rear garden and there is a central heating radiator and a useful understairs storage cupboard. A uPVC exterior door leads out to the side.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

17'2" x 9'6" (5.23m x 2.90m)

An impressive and spacious master bedroom with a central heating radiator and two uPVC windows to the front. A spacious walk in cupboard provides perfect storage space.

Bedroom 2

11'7" x 9'5" (3.53m x 2.87m)

Another double bedroom enjoying views over the rear garden via a uPVC window and having a central heating radiator.

Bathroom

A modern bathroom furnished with a panelled bath with central taps and waterfall shower over. a wash basin and a WC. There is complimentary wall tiling, a central heating radiator and a uPVC window.

OUTSIDE

To the front of the property is a low maintenance garden, along with a side driveway providing off road parking facilities. The gated drive extends to the side and encloses the rear garden for privacy and security. The rear garden has a paved seating area along with an artificial grassed section and pathway. A good sized versatile summerhouse is also located in the rear garden and has a storage section plus additional office/salon space with power and lighting supply.

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:

B

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.

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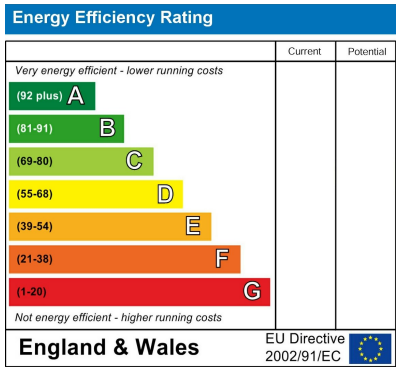
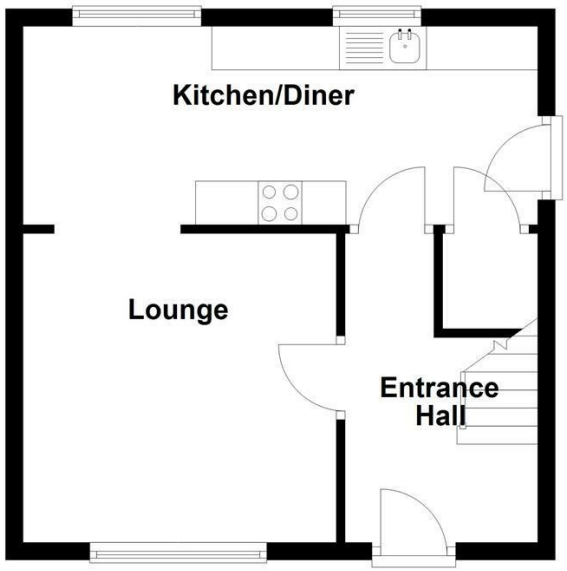
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

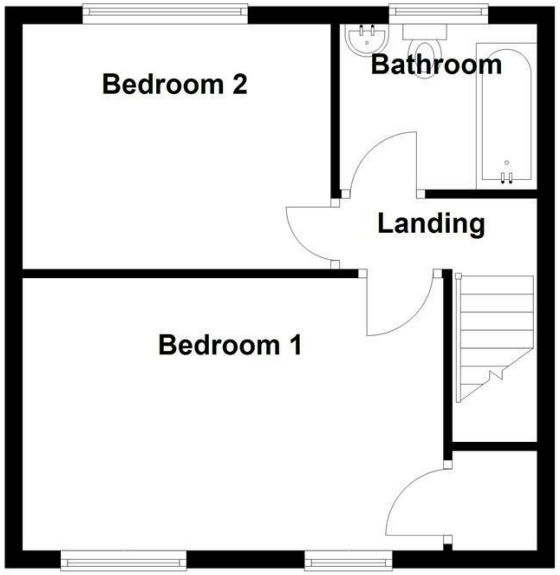
INTEX



Ground Floor



First Floor



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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