



2 Meadow Bank Crescent, Mirfield, WF14 9QL  
£350,000

bramleys



Offered for sale with no vendor chain, is this wonderfully appointed and much loved individually designed family home.

Requiring renovation works throughout, this property would appeal to those looking for a property that they can put their own stamp on from the outset. Set within superb, well stocked gardens which provide far reaching views. The property has accommodation which briefly comprises:- entrance porch, entrance hall, dining room, lounge, kitchen, first floor landing, 3 bedrooms and bathroom.

There is a driveway which provides off road parking and a detached garage.

Ideally positioned for Mirfield town centre and all the amenities afforded there, including the railway network to neighbouring towns and cities.

An internal viewing is highly recommended to full appreciate the potential this property has on offer.





## GROUND FLOOR:

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

### Entrance Porch

With timber and glazed French doors which provide access to the hallway.

### Hallway

With staircase rising to the first floor and doors accessing the lounge and dining room.

### Lounge

15'1" x 13'0" (4.60m x 3.96m)

This well proportioned reception room has a wall mounted gas fire, alcove cupboards, ceiling coving, a central heating radiator and 2 uPVC double glazed windows to both the front and rear.

### Dining Room

14'5" x 11'9" (4.39m x 3.58m)

Another excellent sized reception room. There is a large bay window with built-in window seat which takes full advantage of views over the garden and beyond. The dining room also has a gas fire set within a decorative tiled surround, ceiling coving and door leading into the kitchen.

### Kitchen

9'9" x 9'3" (2.97m x 2.82m)

This light room is situated to the rear of the property, having a uPVC double glazed window overlooking the rear garden and is fitted with a range of wall, drawer and base units with laminated work surfaces and tiled splashbacks. There is an inset composite sink unit with side drainer and mixer tap, integrated double oven with 4 ring gas hob, space and plumbing for a washing machine, extractor fan and a door

which accesses the pantry. A further external door provides access to the side of the property.

### Pantry

With a uPVC double glazed window to the rear elevation. The pantry provides useful additional storage space.

## FIRST FLOOR:

### Landing

Featuring a decoratively glazed window to the rear elevation, doors accessing all of the first floor accommodation. A further door gives access to a useful storage cupboard which also has a uPVC double glazed window to the front elevation.

### Bedroom 1

15'0" x 13'0" (4.57m x 3.96m)

Having uPVC double glazed windows to both the front and





rear elevations, a central heating radiator and enjoys far reaching views over the garden and beyond.

**Bedroom 2**  
13'5" x 11'9" (4.09m x 3.58m)

Another excellent sized bedroom, fitted with 2 uPVC double glazed windows which provides far reaching views to the front and side of the property and also fitted with a central heating radiator.

**Bedroom 3**  
9'0" x 7'3" (2.74m x 2.21m)

This single bedroom has fitted wardrobes to one wall, a central heating radiator and uPVC double glazed window to the side elevation.

**Bathroom**

Being fully tiled and fitted with a 3 piece suite comprising of bath, pedestal wash basin and low flush WC. There is a wall mounted shower and a uPVC double glazed window to the rear elevation.

**OUTSIDE:**

A paved path leads to the front of the property, where there is a paved patio area. A further path leads to the side, where there are two useful storage sheds. The main garden is split into two areas, the first section is predominantly lawned with a disused ornamental pond. Stop steps then lead to a further lawned section with mature planted borders, shrubbery and trees. There are far reaching views across the valley and this would make a superb and safe place for

children to play, relaxation or entertainment in the summer months. To the rear of the property there is a tarmacadam driveway which leads to the detached garage. The rear garden is predominantly laid to lawn, with mature planted bushes and trees.

**Garage**  
With up and over door, power and light.

**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 the Mirfield via Huddersfield Road, in the direction of Battysford. Take a right turning onto Stocks Bank Road and then the third right onto Bank Street. From here take another right turning onto Meadowbank Crescent, where the property will be found on the right hand side, clearly identified by the Bramleys for sale board.

**>>>TENURE:**  
TBC

**COUNCIL TAX BAND:**  
D

**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.

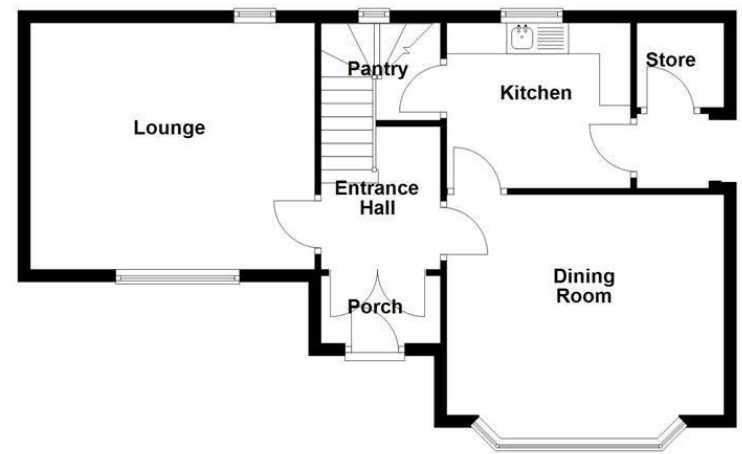
**ONLINE CONVEYANCING SERVICES:**

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.

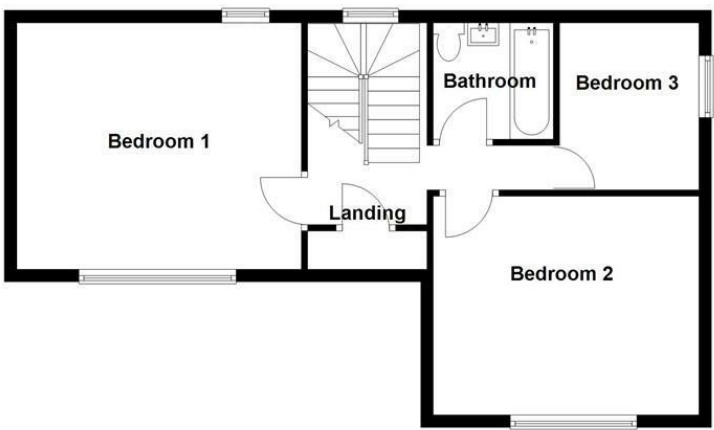
**VIEWINGS:**

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

Ground Floor



First 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

