



1 Robin Royd Avenue, Mirfield, WF14 0LF
£259,950

bramleys



Situated on a good sized plot is this extremely well presented traditional semi detached bungalow. Having undergone a program of updating works, the property has recently been extended and now boasts two double bedrooms, one with ensuite shower room, a further wet room, a spacious lounge/diner and an impressive contemporary kitchen with integrated appliances. Featuring both uPVC double glazing and gas central heating system, the property has a single garage, ample driveway parking and the additional advantage of an external office/workshop - ideal for those working from home. Located in an ever popular location, with local amenities, well regarded schooling and major road and rail links available nearby - this ready to move into home really must be viewed to be appreciated!

Energy Rating: D



GROUND FLOOR

Kitchen

15'6" x 8'5" (4.72m x 2.57m)

Accessed via a side uPVC exterior door into the kitchen which has been recently installed and now provides a stylish range of wall and base units with complementary Quartz worktops and splashbacks, plus a feature Belfast sink unit. The kitchen offers ample storage space and has a host of integrated appliances including a fridge freezer, a dishwasher and a four ring hob with extractor over and a built-in oven. A uPVC window overlooks the front and there is additional concealed storage along, with a modern vertical radiator. A door leads into the lounge.

Lounge / with Dining Space

18'9" x 13'4" (5.72m x 4.06m)

This well proportioned living room enjoys views to the front via a uPVC double glazed window and to one wall there is a feature fireplace with hearth and inset fire. The lounge is

also fitted with a central heating radiator, whilst also providing enough space for a dining table and chairs.

Lobby

Leading into the bedrooms and wet room.

Bedroom 1

18'9" x 7'9" max (5.72m x 2.36m max)

This good sized extended room narrows to one end, creating an ideal office space. Fitted with a sky light window, central heating radiator and an exterior door.

En suite Shower Room

A modern en suite shower room which is fitted with a walk-in shower, a wash basin set within a vanity unit and a low flush WC. There is complementary tiling to the walls, a uPVC window and a ladder style radiator.



Bedroom 2

14'8" x 9'11" (4.47m x 3.02m)

Another good sized double bedroom with uPVC windows to the side and rear, a central heating radiator and an exterior door.

Wet Room

Furnished with a walk-in shower enclosure, a wash basin and a low flush WC. There is also tiling to the walls, a central heating radiator and a uPVC window.

OUTSIDE

Set on a generous corner plot, the property boasts lawned gardens to the front and side with outer walling. An easy entry ramp provides access for anyone with mobility issues and there is ample block paved off road driveway parking space. The driveway leads to a single garage with up and over door. Attached to the garage is a useful office/workshop with a uPVC window and door and further door through to the garage.

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 in the direction of Dewsbury, turn left into Knowle Road which continues into Water Royd Lane and into Old Bank Road. At the T-junction with Sunny Bank Road, turn left and after a short

distance turn right into Robin Royd Lane. Follow the road and the property will be found on the corner with Robin Royd Avenue, clearly identified by the Bramleys for sale board.

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.

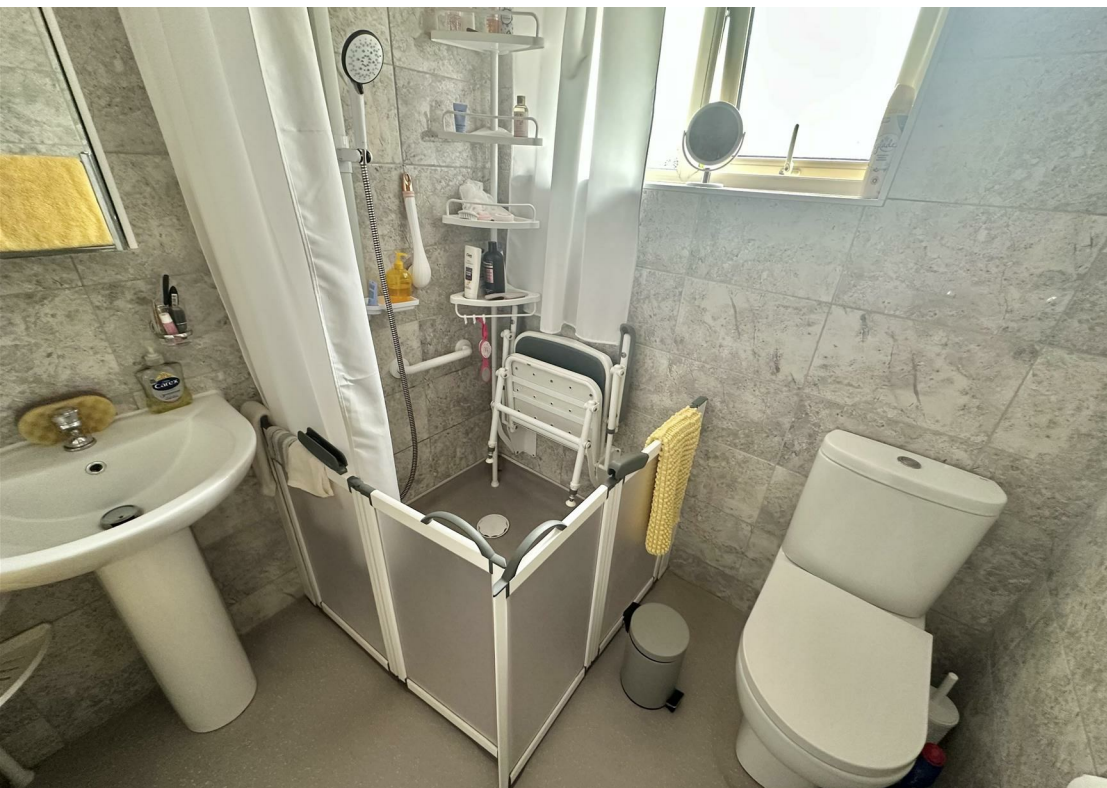
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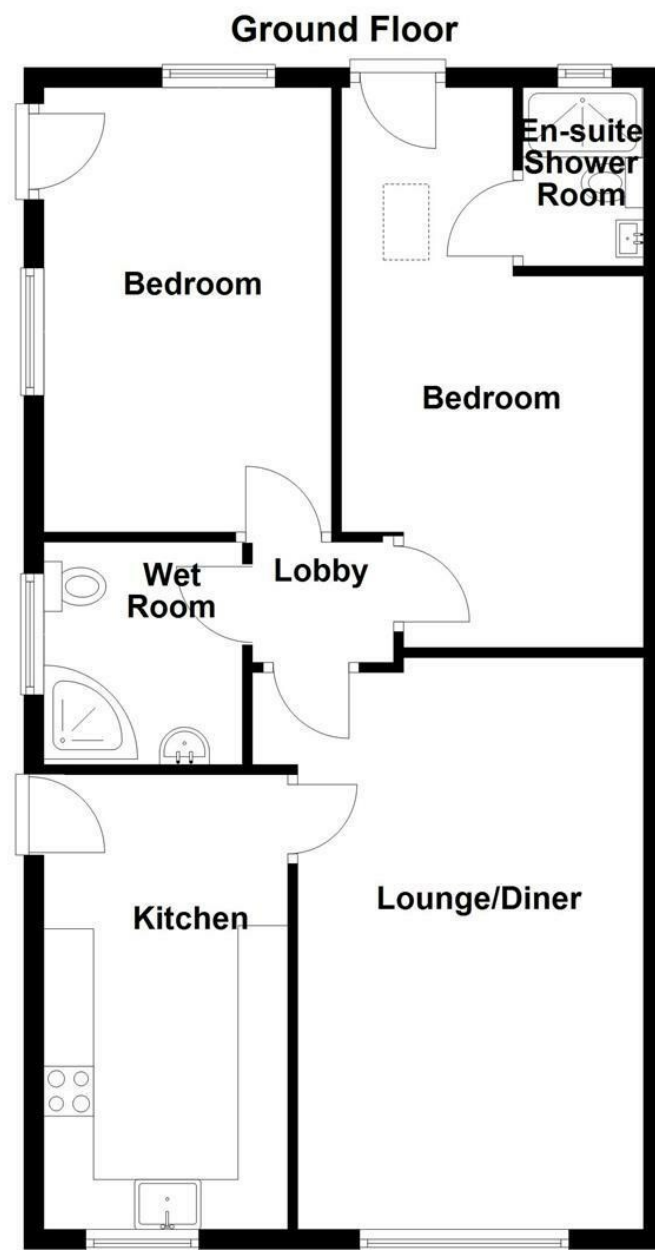
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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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