



40 Fernhurst Road, Mirfield, WF14 9NB
Offers In The Region Of £345,000

bramleys

Bramleys are delighted to bring to the market this superbly renovated, 3 bedroom detached property. Presented to an extremely high standard, the property could be occupied with the minimum of expense, with quality fixtures and fittings throughout.

With accommodation briefly comprising:- entrance hall, lounge/dining room, kitchen, first floor landing, 3 bedrooms and shower room.

Externally there is off road parking and attached garage, together with gardens to both front and rear.

Situated in a popular area of Mirfield and only being a short distance from Mirfield town centre, where most daily requirements can be satisfied. There are local transport links to nearby towns and cities via the railway system, together with access to London also.

An internal viewing is highly recommended to fully appreciate the excellent quality of accommodation on offer.



GROUND FLOOR:

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

Entrance Hall

This superb entrance hall has wood flooring, doors accessing the downstairs accommodation and a staircase with glass balustrade which leads to the first floor.

Lounge/Dining Room

25'5" x 9'7" max (7.75m x 2.92m max)

This well proportioned open plan reception space has ample natural light via the uPVC double glazed window at the front elevation and through the uPVC double glazed French doors which access the rear garden. There are also 2 central heating radiators.

Kitchen

16'4" x 10'8" (4.98m x 3.25m)

This contemporary kitchen has a range of matching wall and base units with quartz work surfaces, matching upstands, twin bowl sink unit, 6 ring induction hob, electric oven, stainless steel extractor fan, dishwasher, washing machine and space for an American style fridge freezer. There are ceiling spotlights, complementary lighting under the wall cupboards and plinth, a breakfast bar provides seating for 2 people, and a uPVC double glazed window provides views over the rear garden. A uPVC double glazed external door gives access to the garden, a door provides access to a useful understairs store cupboard and a further doors gives access to the garage.

FIRST FLOOR:

Landing

Having a loft access point, uPVC double glazed window to the side elevation, central heating radiator and doors accessing all of the first floor accommodation.

Bedroom 1

12'3" x 9'0" (3.73m x 2.74m)

With a range of fitted wardrobes to one wall, there is also a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 2

11'7" x 8'7" (3.53m x 2.62m)

A second bedroom of double proportions, having a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom 3

7'3" x 6'5" (2.21m x 1.96m)

Currently used as a study, but could easily be converted back into a single bedroom. With a uPVC double glazed window and central heating radiator. There is also a built-in storage cupboard.

Shower Room

Being fully tiled, this modern shower room is fitted with a 3 piece suite comprising of a vanity sink unit with ample storage beneath, low flush WC and a walk-in shower with floor to ceiling glass shower screen. There is a towel radiator and 2 uPVC double glazed windows.

OUTSIDE:

To the front of the property a tarmac driveway with block paved edging leads to the attached garage. There is also a mature garden to the front with flowerbeds. To the rear there is an enclosed garden with modern Indian stone patio area, lawned garden, mature planted borders, shed, and has external lighting and water tap.

Garage

An attached garage of single proportions, having an up and over door, power/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 Bramleys Mirfield office via Huddersfield Road in the direction of Dewsbury turning left onto Knowl Road. Continue along Knowl Road and take the second turning onto West Royd Avenue. Take the first right onto Beechwood Road and the first left onto Fernhurst Road where the property can be found on the right hand side clearly identified by the Bramleys for sale board.

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.

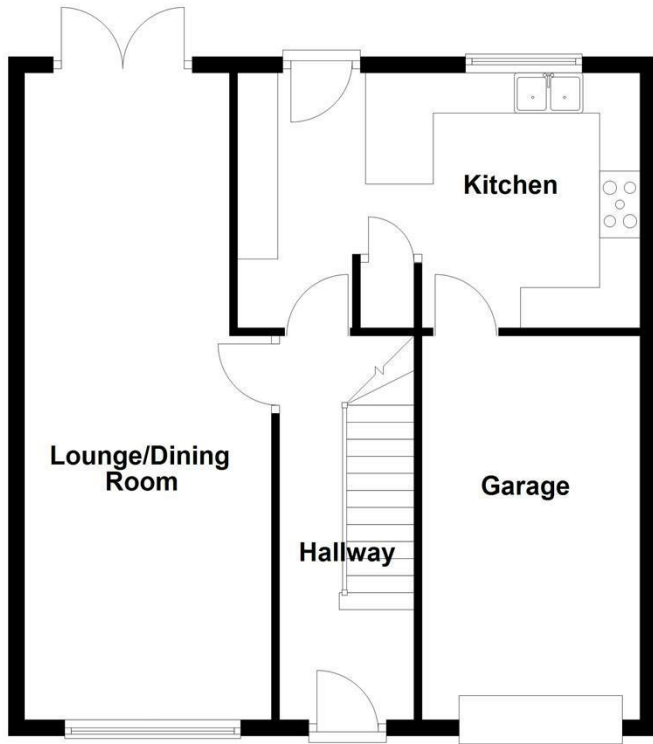
VIEWINGS:

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

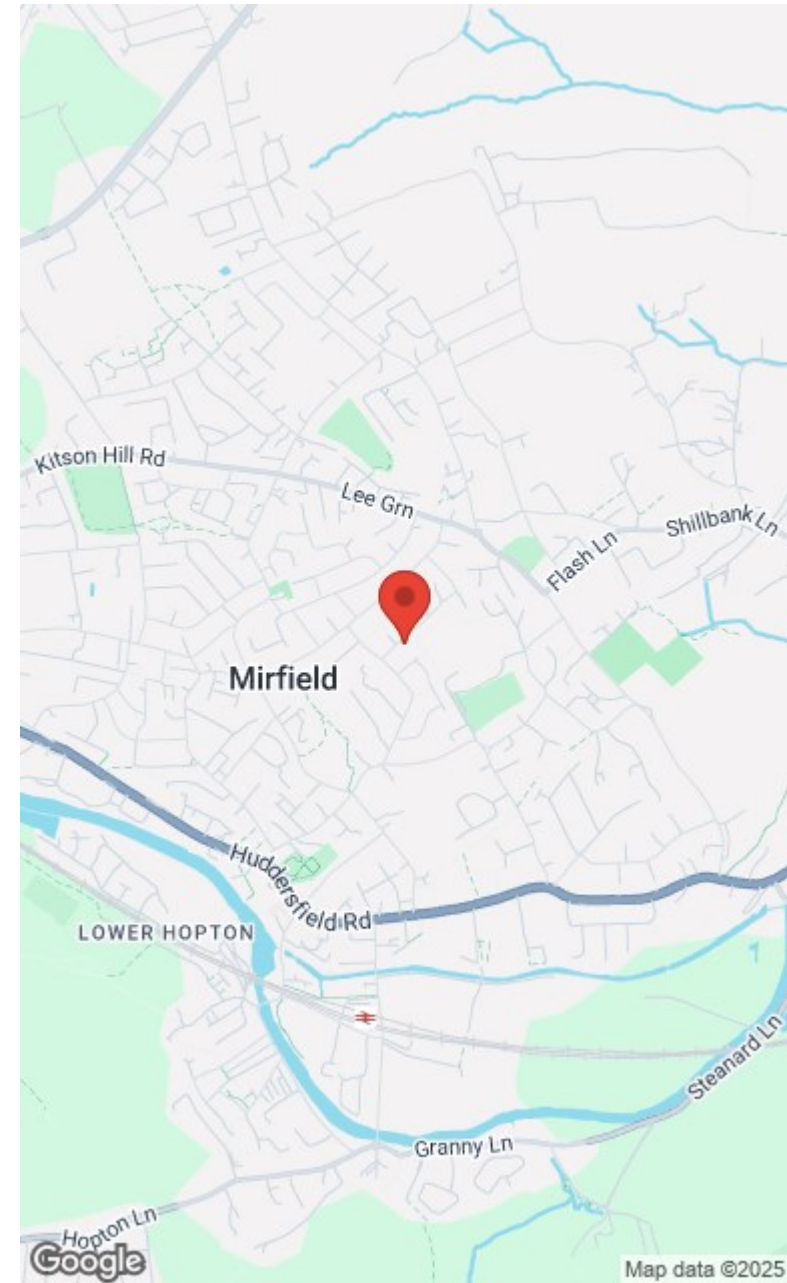
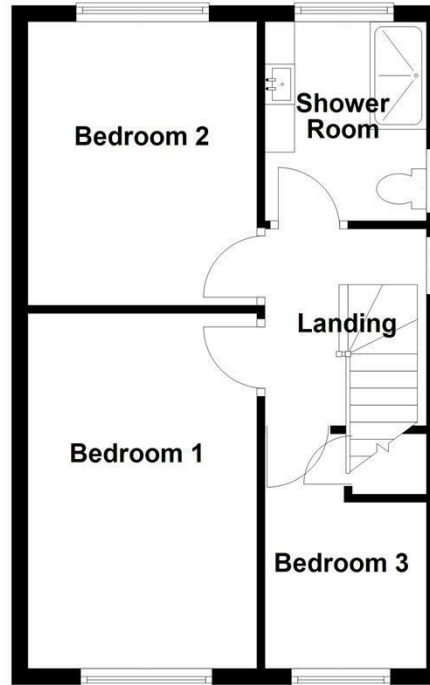




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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:

- 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.
- 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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