



Four Gables, Stocks Bank Road, Mirfield, WF14 0ES
Offers In The Region Of £375,000

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Offered for sale is this spacious detached true bungalow. Set on a larger than average private gated plot (0.2 acres), the property offers extensive potential to be developed and or modernised and an early viewing is strongly encouraged. The three bedroomed accommodation, also has two reception rooms and could be altered to suit any buyers needs. Featuring uPVC double glazing and gas central heating system the property is in need of some updating works but could create a fantastic family home. Externally there are good sized gardens to both front and rear, along with ample driveway parking and double garaging facilities. Located in an ever popular area with local amenities, well regarded schooling and motorway links to Leeds and Manchester are easily accessible.





GROUND FLOOR

Entrance Porch

Accessed via an exterior door and having a further door into the Entrance Hall.

Entrance Hall

With access to the living accommodation.

Lounge

18'3" x 13'10" (5.56m x 4.22m)

A good sized Lounge with two sets of sliding patio doors out the the rear garden. To one wall is a feature fireplace with an inset fire.

Sitting/Dining Room

13'2" x 9'7" (4.01m x 2.92m)

Having a side window and a central heating radiator.

Dining Kitchen

13'7" x 13'6" (4.14m x 4.11m)

A spacious room fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There is a central heating radiator, windows to the front and side and an exterior door.

Bedroom

16'1" x 9'8" (4.90m x 2.95m)

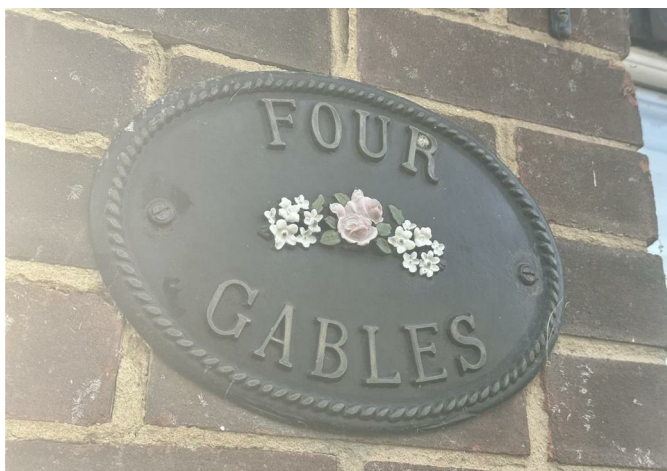
The master bedroom overlooks the rear and has a central heating radiator and a range of fitted wardrobes to one wall.

Bedroom

13'10" x 8'2" (4.22m x 2.49m)

Again overlooking the rear garden and having a central heating radiator.





Bedroom

12'8" x 9'9" (3.86m x 2.97m)

Having a window looking out to the front and a central heating radiator.

Bathroom

Furnished with a coloured suite comprising of a bath, a wash basin and a WC. There is some tiling to the walls, a central heating radiator and a window.

OUTSIDE

The property is set on a spacious plot with gated entrance to a block paved driveway providing ample off road parking facilities for numerous cars. The driveway in turn leads to double garaging facilities and there is an additional lawned forecourt garden. To the rear is a spacious south west facing garden which is enclosed and has a paved patio/seating area and larger than average lawned garden beyond.

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:

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

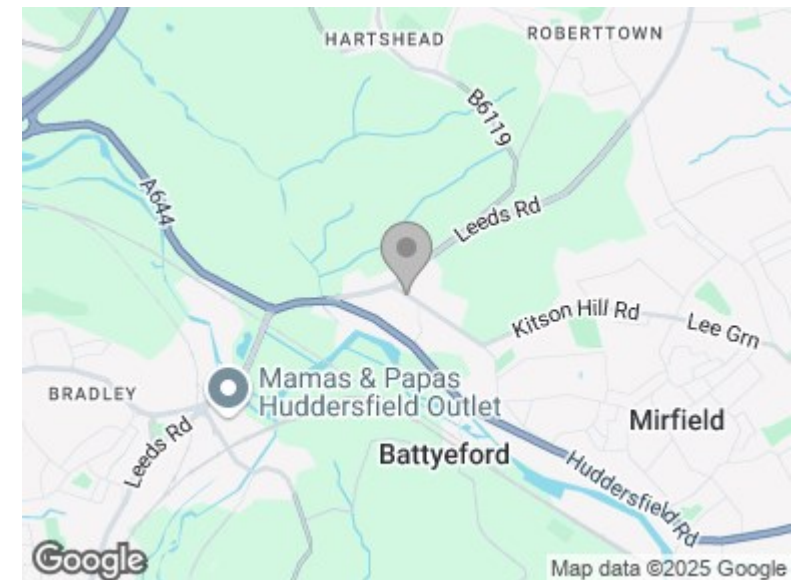
IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.







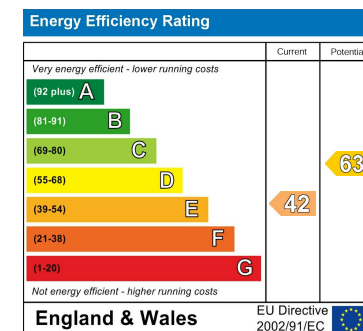
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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