



14 Manor Drive, Mirfield, WF14 0ER
Offers Over £375,000

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Situated at the head of a cul de sac in an ever popular location, is this good sized detached house. The spacious and well presented accommodation boasts three double bedrooms and has the advantage of an additional and versatile loft room. Having quality fixtures and fittings throughout, the property has modern kitchen and bathroom fittings, along with a separate dining/sitting room, making it ideal for family occupation. Externally, there is a pleasant and private enclosed rear garden, and to the front is ample off road parking facilities for numerous vehicles. Local amenities are available nearby, plus easily accessible well regarded schooling and major road and rail links. An early viewing is strongly recommended.





GROUND FLOOR:

Enter the property via a modern composite entrance door with double glazed panels, which leads into the entrance hallway.

Entrance Hallway

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

Ground floor WC

Furnished with a WC and a wash hand basin. There is part tiling to the wall areas.

Dining Kitchen

15'6" x 11'7" (4.72 x 3.53)

This good sized Dining Kitchen is fitted with a good range of high gloss wall and base units with working surfaces, tiled splashbacks and inset stainless steel sink unit with mixer tap and drainer. Integrated within the kitchen is a washing machine and a dishwasher and there

is a range style cooker point with extractor hood over. There is ample dining space. along with a central heating radiator and a uPVC window overlooking the front.

Sitting/Dining room

15'9" x 7'5" (4.80 x 2.26)

This former garage space has been converted to provide a fantastic Sitting/Dining room and has a central heating radiator and a uPVC window to the front. There is a built in cupboard housing the central heating boiler and uPVC French doors lead out to the rear garden.

Lounge

18'6" x 12'1" (5.64 x 3.68)

Enjoying views over the rear garden, this spacious and well presented Lounge has a central heating radiator and two sets of uPVC patio doors leading out the rear. To one wall is a feature fireplace with hearth and inset coal effect gas fire and there are three wall light points.

FIRST FLOOR:





Landing

Having a uPVC side window and a door with staircase beyond, which leads to the attic room.

Master Bedroom

12'4" x 10'5" (3.76 x 3.18)

The master bedroom overlooks the rear and has a central heating radiator and has a uPVC window.

Bedroom 2

10'4" x 10'2" (3.15 x 3.10)

Located to the front and having a central heating radiator, a uPVC window and a useful understairs store cupboard.

Bedroom 3

9'2" x 7'10" (2.79 x 2.39)

Another double bedroom, with a central heating radiator and a uPVC window to the rear.

Bathroom

Furnished with a modern 3 piece suite comprising of a panelled bath with shower over, a WC and wash hand basin set within a vanity unit. There is a tiling to the wall areas, a useful inbuilt store cupboard, a uPVC window and a ladder style radiator.

SECOND FLOOR:

Attic Room

18'6" x 8'4" (5.64 x 2.54)

This good sized and versatile room has built in eaves storage space and two sky light windows.

OUTSIDE:

To the front of the property is a driveway and forecourt space, providing ample off road parking for numerous vehicles. To



the rear is an established and private garden with paved patio area, lawn and decked seating space. The garden is enclosed and ideal for those with children or pets.

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:

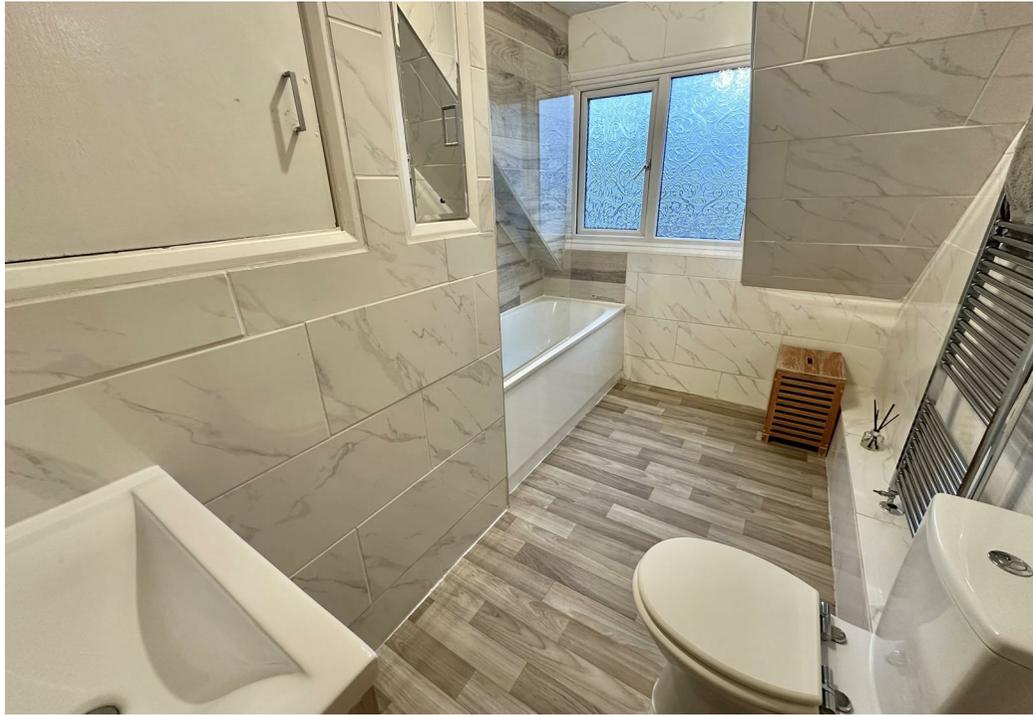
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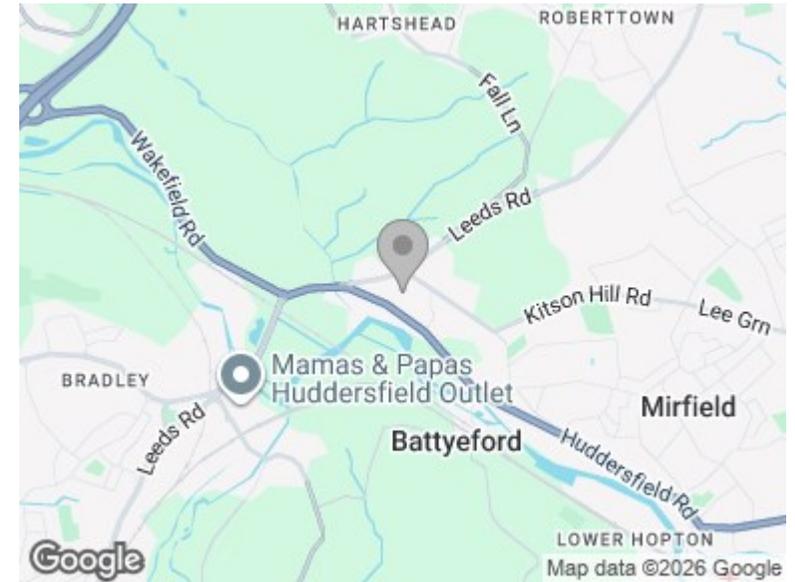
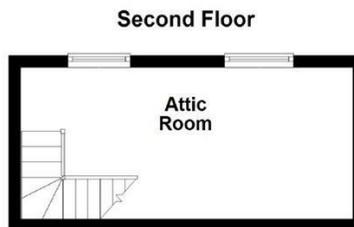
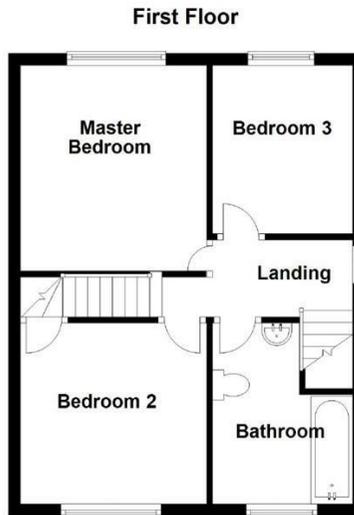
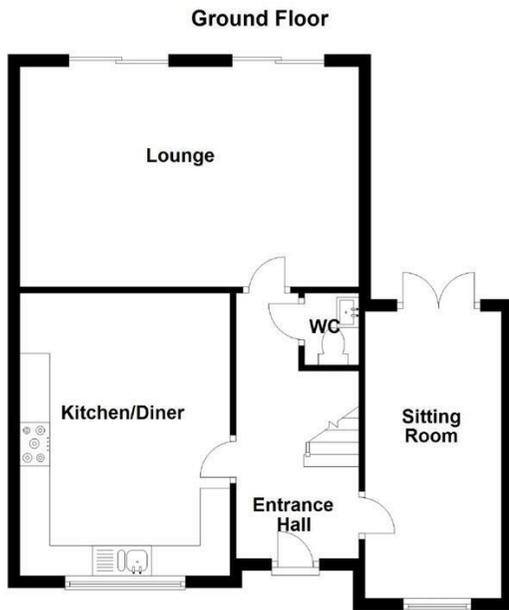
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ONLINE CONVEYANCING SERVICES:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	