



3 Abbey Close, Mirfield, WF14 9QY  
£450,000

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Situated on a small and select, gated cul de sac, is this beautifully presented detached house. This modern and spacious family home has quality fixtures and fittings throughout and is located on a good sized plot with ample driveway parking, integral double garaging and a pleasant, enclosed rear garden. The well planned accommodation features a show stopping modern dining kitchen with integrated appliances and bi fold doors out to the rear garden, a family lounge, a useful utility room and ground floor WC, along with four good sized first floor bedrooms, two with ensuite shower rooms and a further family bathroom. The gated community makes it an ideal and safe location for family living and an early viewing is strongly recommended. With local amenities, well regarded schooling and major road and rail links nearby, this property is perfectly placed for any purchaser.









## GROUND FLOOR

### Entrance Hall

Accessed via a front exterior door and having a feature staircase with glass balustrading which leads to the first floor accommodation

### Lounge

16'9" x 11'1" (5.11m x 3.38m)

Situated to the front and having a feature bay window and tiled floor with underfloor heating.

### Dining Kitchen

24'6" x 9'0" (7.47m x 2.74m)

A modern and contemporary kitchen which has under floor heating and is fitted with a range of high gloss wall and base units with complementary work surfaces, upstands and inset sink unit with mixer tap. Integrated within the kitchen are a fridge, dishwasher and microwave, along with a Range style cooker. The spacious dining area also has a set of bi fold doors which lead out to a fantastic decked entertaining space.



### Utility Room

9'5" x 8'7" (2.87m x 2.62m)

Located just off the kitchen, this useful space has in-built storage, plus an integrated freezer and plumbing for a washing machine. An exterior door leads out to the rear garden.

### Cloakroom/WC

Furnished with a low flush WC and wash hand basin.

## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom and having a built-in store cupboard.

### Bedroom 1

16'7" x 13'4" (5.05m x 4.06m)

This spacious master bedroom enjoys views to the front. Fitted with a contemporary radiator, concealed walk in storage/dressing areas and access into the en suite.





### En suite Shower Room

Furnished with a modern walk in shower cubicle, wall hung wash basin and a low flush WC. There are part tiled walls, shelving storage, and a fully tiled floor.

### Bedroom 2

16'7" x 9'3" (5.05m x 2.82m)

Located to the front with views via a double glazed window and a panel radiator.

### En suite Shower Room

Having a contemporary walk in shower , a low flush WC and a wall hung wash basin. There is tiling to the wall and floor areas.

### Bedroom 3

13'5" x 9'5" (4.09m x 2.87m)

Overlooking the rear garden and having a window, panel style radiator and box shelving storage space.

### Bedroom 4

9'8" x 9'6" (2.95m x 2.90m)

A good sized fourth bedroom with views to the rear and a panel style radiator.

### Bathroom

A luxurious house bathroom fitted which is furnished with a free standing bath with mixer tap, wash basin with vanity storage under and a low flush WC. There is some tiling to the walls and a ladder style radiator.

### OUTSIDE

To the front of the property there is a lawned front garden area, along with a block paved driveway providing ample off road parking facilities. The drive leads to an integral double garage with remote controlled roller shutter door and internal access door into the utility room. The rear is a good sized low maintenance garden, with a spacious decked section and steps which give access to an artificial grassed area and further grassed tier beyond. An ideal space for a family to enjoy the summer months.

### 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

### PLEASE NOTE:

The property has been owned by the vendors for less than 6 months, therefore anyone looking to purchase the property with a mortgage will need to speak with their mortgage lenders regarding any ownership criteria.

### 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.

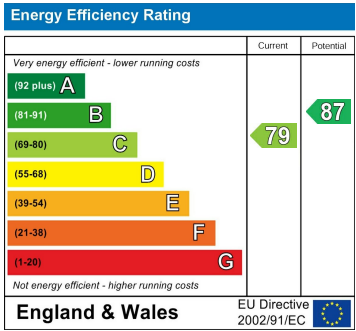
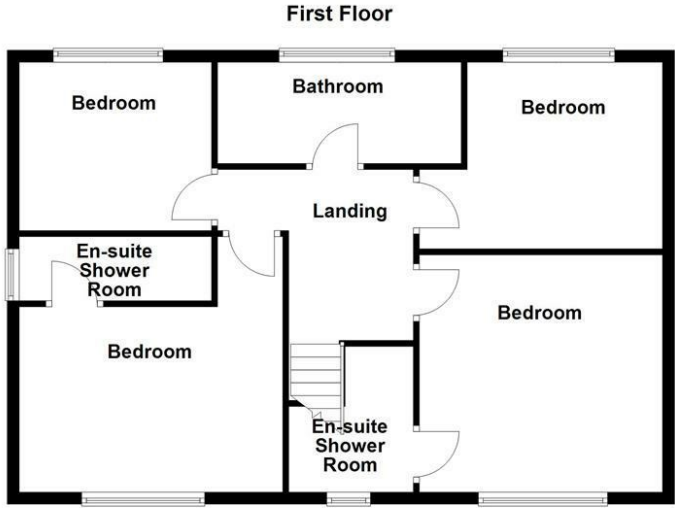
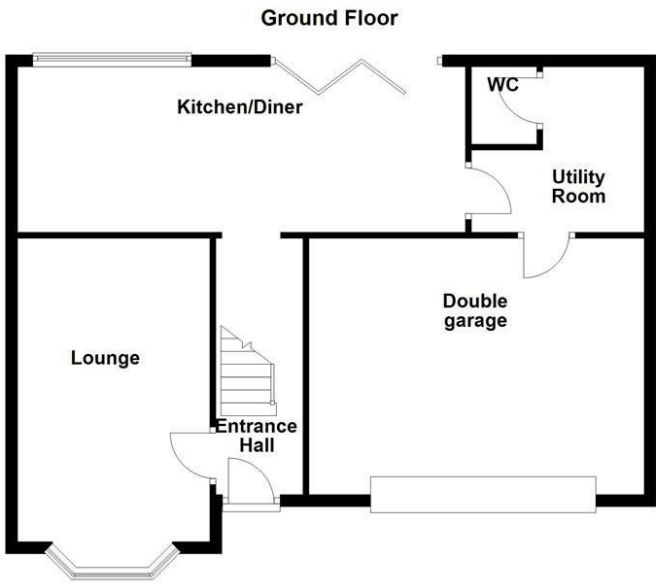












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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