



6 Hepworth Drive, Mirfield, WF14 0PT
£250,000

bramleys

Bramleys are delighted to welcome to the market with no vendor chain, this 2 bedroom semi-detached bungalow which has been modernised by the current owner and now provides an accommodation layout comprising:- entrance hall, lounge, 2 bedrooms, dining kitchen and bathroom.

Features include newly fitted uPVC double glazed windows and doors throughout, a gas fired central heating system, alarm system and externally there are gardens to both front and rear.

Situated on a generous plot which backs on to open fields, the property provides off road parking by way of a block paved drive.

Conveniently placed for access to local transport links, with Mirfield town centre only a short drive away.

This property would make an ideal purchase for those looking for a property which could be occupied with the minimum of expense.

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



GROUND FLOOR:

Enter the property through a uPVC exterior door into:-

Entrance Hall

With engineered oak hardwood flooring, loft access point, a central heating radiator and doors accessing all of the accommodation.

Lounge

12'2" x 10'1" (3.71m x 3.07m)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator, 3 wall light points, TV point and a newly fitted carpet.

Dining Kitchen

18'2" x 14'7" max (5.54m x 4.45m max)

This extended dining kitchen has been fitted with a range of modern wall and base units, there is an inset 1.5 bowl

composite sink with side drainer and mixer tap, integrated 4 ring gas hob with electric oven beneath, stainless steel extractor fan above, integral fridge and freezer, breakfast bar, uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors which provide access to the rear garden. There is also a central heating radiator, ceiling spotlights, engineered oak hardwood flooring and a door which accesses a useful storage cupboard, which houses the central heating boiler and has a uPVC double glazed window.

Bedroom 1

10'4" x 10'1" (3.15m x 3.07m)

Situated to the front of the property and fitted with a central heating radiator, ceiling spotlights, newly fitted carpet and TV point.

Bedroom 2

11'8" x 8'9" (3.56m x 2.67m)

Situated to the rear of the property, with a newly fitted carpet, central heating radiator, uPVC double glazed window and TV point.

Bathroom

This modern bathroom is furnished with a 4 piece suite comprising of a freestanding bath, corner shower, low flush WC and vanity wash hand basin. There is also part tiled walls, ladder style radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a block paved driveway which provides parking for 1 vehicle. The front garden is predominantly laid to lawn with mature planted borders and there is a block paved path to the front door. The driveway



extends down the side of the property and provides access to the rear garden, which comprises of a paved patio seating area, generously sized lawned garden which is fenced and a further path leads to a hardstanding which is ideal for a garden shed. Beyond the boundary fence there is open grazing land.

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, turning left into Knowl Road. Turn right into Crow Lees Road, which then becomes Towngate and then Camm Lane. At the T-junction turn left on to Dunbottle Lane, turning right into the Dusty Miller P.H in to Flash Lane. After a short distance there is a left hand turning on to Hepworth Lane, Hepworth Drive can be found as the first turning on the right hand side, where this property can be found on the left.

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.

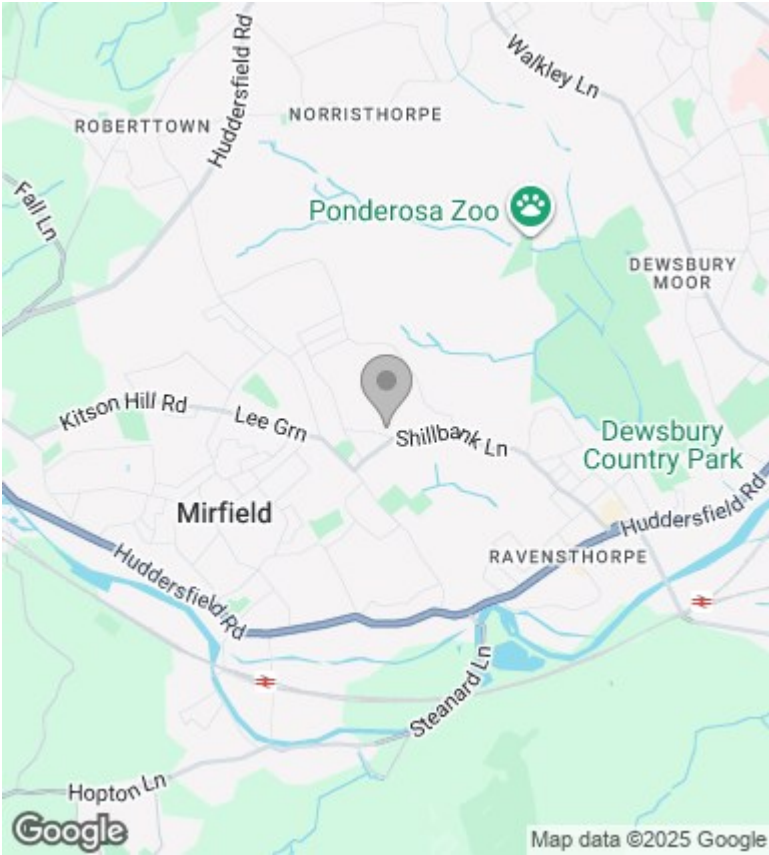
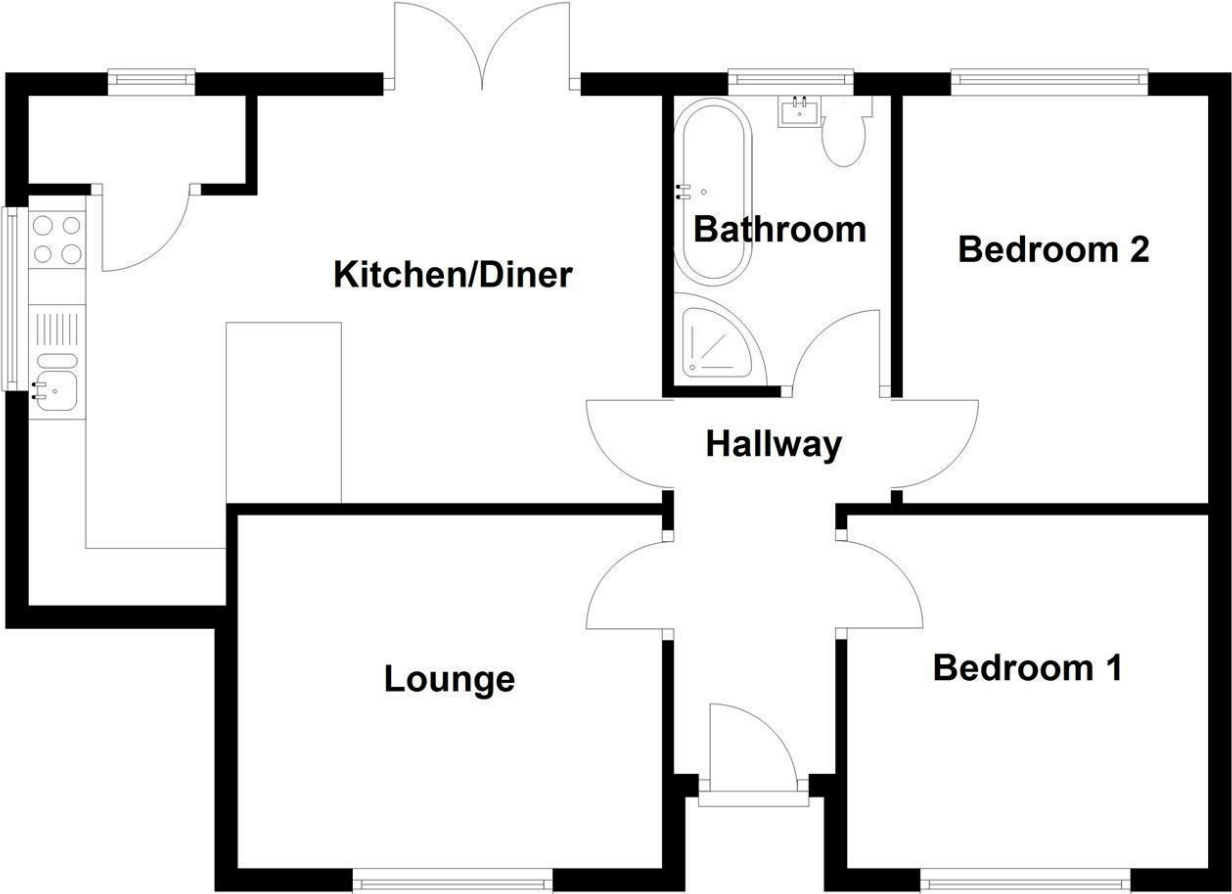
VIEWINGS:

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





Ground Floor



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

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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