



13 Sunny Bank Parade, Mirfield, WF14 0JP
Offers Over £265,000

bramleys



Situated in an popular residential area is this much improved semi detached bungalow. The good sized accommodation has been updated in recent times and really must be viewed to be fully appreciated. Boasting 3 bedrooms, along with spacious living space and featuring both uPVC double glazing and gas central heating system, this property really is ready to move straight into. Located on a good sized plot with low maintenance gardens, gated driveway parking, space for a caravan/motorhome and a recently constructed single garage with electric door. A new roof was completed in 2017 and uPVC windows, fascias and guttering were all installed in 2024. Having local amenities and major road and rail links nearby, and available with no onward chain.

GROUND FLOOR

Entrance Hall

Accessed via a side uPVC stable door and doors leading to the kitchen and lounge/diner.

Kitchen

9'9" x 8'1" (2.97m x 2.46m)

Fitted with a good range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the work surfaces is a four ring hob with built in under oven and there is plumbing for an automatic washing machine. A uPVC window over looks the front.

Lounge with Dining Area

18'8" x 13'2" (5.69m x 4.01m)

Situated to the front of the property, this good sized room has a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Hallway

Having a spacious walk in storage cupboard.

Bedroom 1

15'4" x 9'4" (4.67m x 2.84m)

Overlooking the rear, this spacious master bedroom has a central heating radiator and a uPVC window.

Bedroom 2

11'6" x 9'9" (3.51m x 2.97m)

Another double bedroom with a central heating radiator and a uPVC window looking over the rear garden.

Bedroom 3

8'5" x 6'6" (2.57m x 1.98m)

Having modern fitted sliding wardrobes to one wall, a side uPVC window and a central heating radiator.





TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

Shower Room

Furnished with a walk in shower cubicle with wall mounted shower, a bidet and a wash basin and WC set within a vanity unit with storage facilities. There is tiling to the walls, along with further built in storage, a central heating radiator and a uPVC window.

OUTSIDE

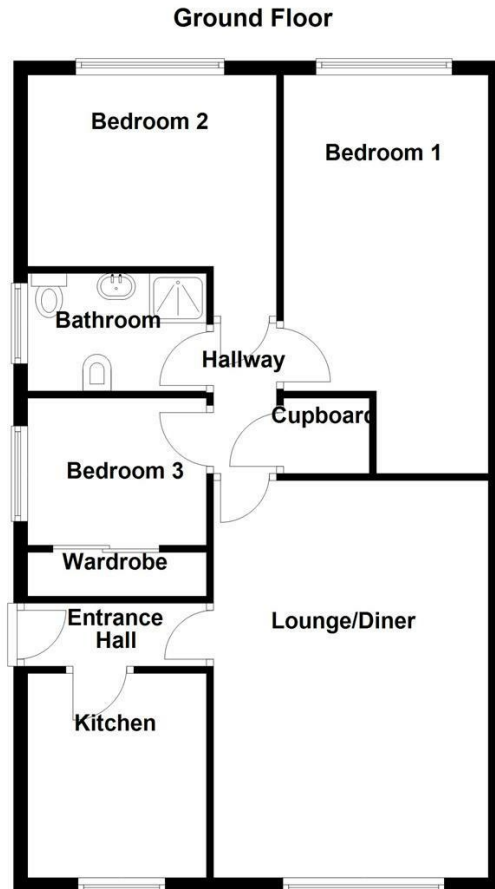
To the front of the property is a low maintenance garden, along with a gated driveway providing ample off road parking facilities. The drive leads to a recently constructed single garage with electric remote door, power and lighting. The spacious rear garden has space for a caravan/motorhome or additional private parking, along with further relaxation space and has outer fencing.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

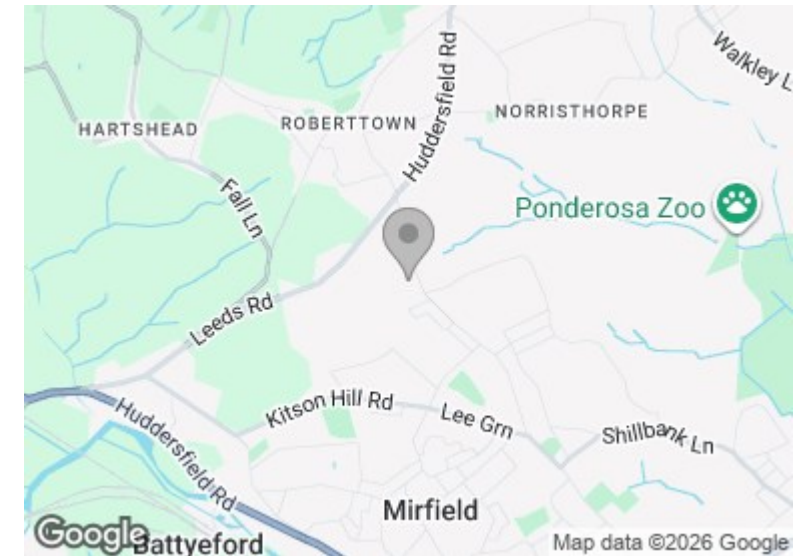
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

