



10 King Street, Mirfield, WF14 8AW

£165,000

bramleys

Situated in the heart of Mirfield town centre with all the required conveniences on the doorstep, is this 3 bedroom through terraced property. Requiring a full programme of modernisation throughout, the property currently provides double glazing and electric storage heaters, together with original features one would expect from a property of this age and type.

With accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, 3 first floor bedrooms and shower room. Externally there is permit parking to the front and a private rear garden.

An internal viewing is strongly recommended to fully appreciate the potential that this property has to offer.



GROUND FLOOR:

Enter the property via a timber door into:-

Entrance Hall

With staircase rising to the first floor, door accessing the dining room and there is also an electric storage heater.

Lounge

15'0" x 12'6" (4.57m x 3.81m)

Situated to the front of the property, having a uPVC double glazed window, ceiling coving, fitted gas fire and sliding timber and glazed doors which lead into the dining room.

Dining Room

16'9" x 13'0" (5.11m x 3.96m)

This well proportioned reception room has an electric storage heater, a wall mounted gas fire, beautiful built-in alcove storage, original creel and a uPVC double glazed window to the rear elevation. A door gives access to the kitchen and a further door provides access to the rear entrance.



Kitchen

9'0" x 7'5" (2.74m x 2.26m)

With a range of built-in wall and base units, inset stainless steel sink unit with side drainer and mixer tap, gas cooker point and 2 uPVC double glazed windows.

Rear Entrance Vestibule

A door provides access to the cellar.

LOWER GROUND FLOOR:

Cellar which has power.

FIRST FLOOR:

Landing

Having an electric storage heater, good size uPVC double glazed window to the rear and doors accessing all of the first floor accommodation.



Bedroom 1

13'9" x 13'1" (4.19m x 3.99m)

Having a uPVC double glazed window, inset vanity sink, and built-in wardrobes and storage cupboards.

Bedroom 2

13'9" x 12'6" (4.19m x 3.81m)

Having a uPVC double glazed window and an electric wall heater.

Bedroom 3

12'4" x 8'0" (3.76m x 2.44m)

Having a uPVC double glazed window and electric wall heater.

Shower Room

Fitted with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There is a uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property it is street lined and there are permit parking restrictions in place. To the rear there is a predominantly lawned garden with mature planted borders.

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 the centre of Mirfield via Huddersfield

Road in the direction of Huddersfield. Proceed through 2 sets of traffic lights, taking a right onto King Street where the property can be found on the right hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold - please note, as one of the bedrooms sits over the passageway, it forms part of a flying 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:

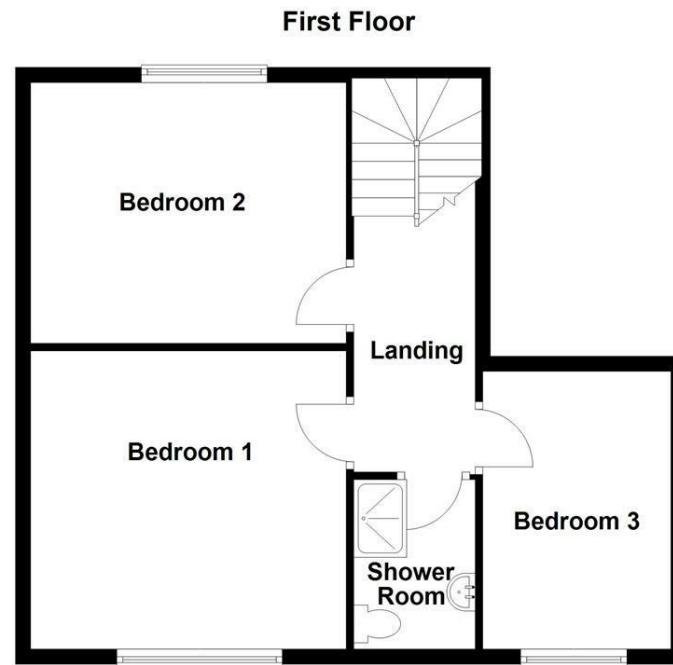
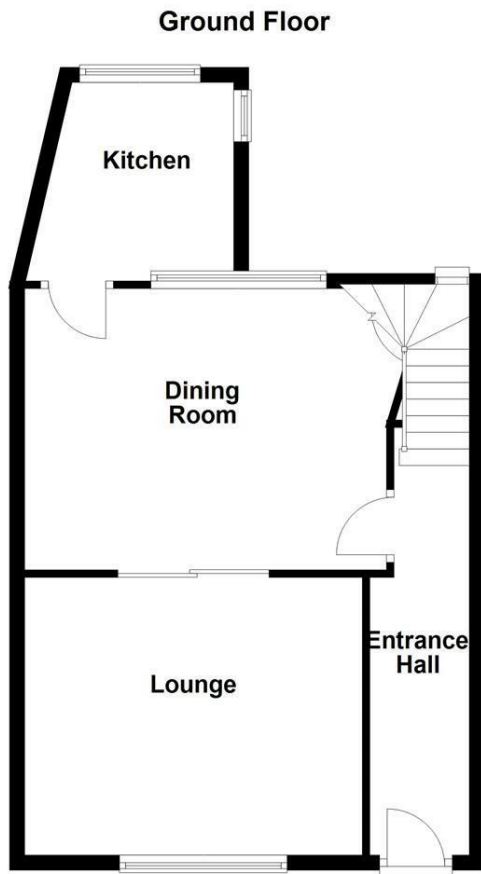
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(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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