



3 Gordon Court, Shillbank Lane, Mirfield, WF14 0QD  
£175,000

bramleys

Situated in a courtyard setting is this two bedroomed new style end town house. Offering well presented accommodation, the property features uPVC double glazing, gas central heating and has a conservatory extension to the rear. Adjoining fields to the side and boasting a contemporary kitchen and modern bathroom along with two first floor double bedrooms, an early viewing is strongly recommended. Externally there is driveway parking and a low maintenance rear garden. Located with easy reach of local amenities, schooling and major road and rail links.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a side exterior door and having a useful under stairs store cupboard.

### Kitchen

11'3" x 10'2" (3.35m'0.91m" x 3.05m'0.61m")

This modern kitchen is fitted with a good range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. Integrated with int units is a four ring hob with splashback, extractor hood and built in under oven. There is space for a a washing machine and a cupboard houses the central heating boiler. The kitchen is open plan into the conservatory extension.

### Conservatory

9'5" x 9'3" (2.74m'1.52m" x 2.74m'0.91m")

Being uPVC in construction and having a wall heater and French doors out into the garden.

### Lounge

15'9" x 11'7" (4.57m'2.74m" x 3.35m'2.13m")

Overlooking the front, this spacious lounge has two radiators and two uPVC windows. To one wall is a feature fireplace with hearth and inset fire. An open plan staircase leads to the first floor accommodation.

## FIRST FLOOR

### Landing

Having a side window overlooking fields to the side.

### Front Bedroom

11'3" x 9'5" (3.35m'0.91m" x 2.74m'1.52m")

Having sliding uPVC door with Juliet balcony and a radiator.

### Rear Bedroom

11'5" x 10'2" (3.35m'1.52m" x 3.05m'0.61m")

Another double bedroom with a uPVC window, a radiator and built in store cupboard.



## Bathroom

A contemporary bathroom furnished with a bath with shower over, a WC and a wash basin set within a vanity unit. There is tiling to the walls and a ladder style radiator.

## OUTSIDE

There is driveway parking to the front of the property and a path leads to the side door entrance. To the rear is a low maintenance garden.

## 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:

C

## MORTGAGES:

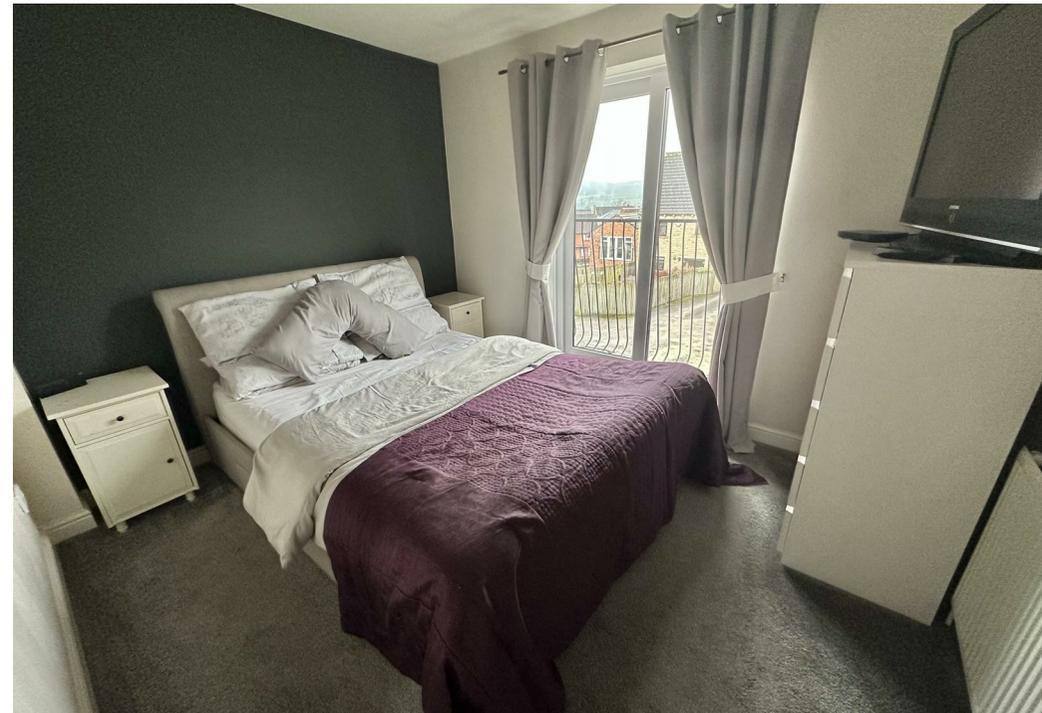
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

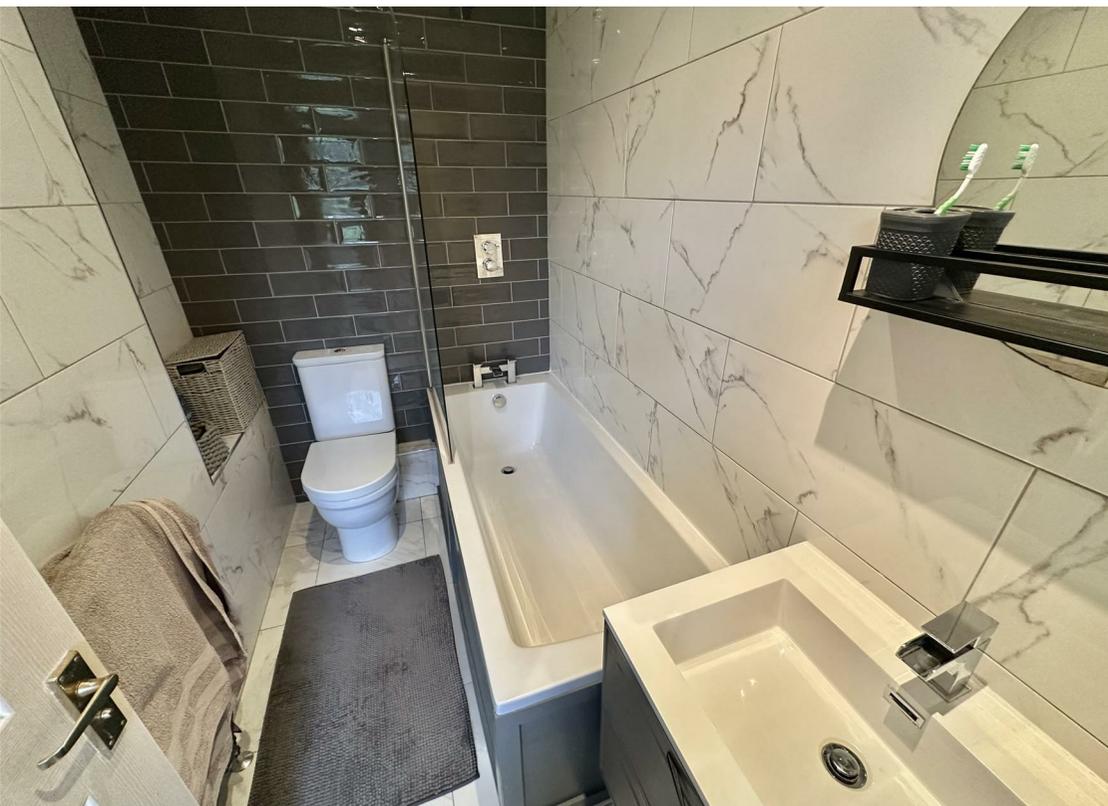
## ONLINE CONVEYANCING SERVICES:

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.

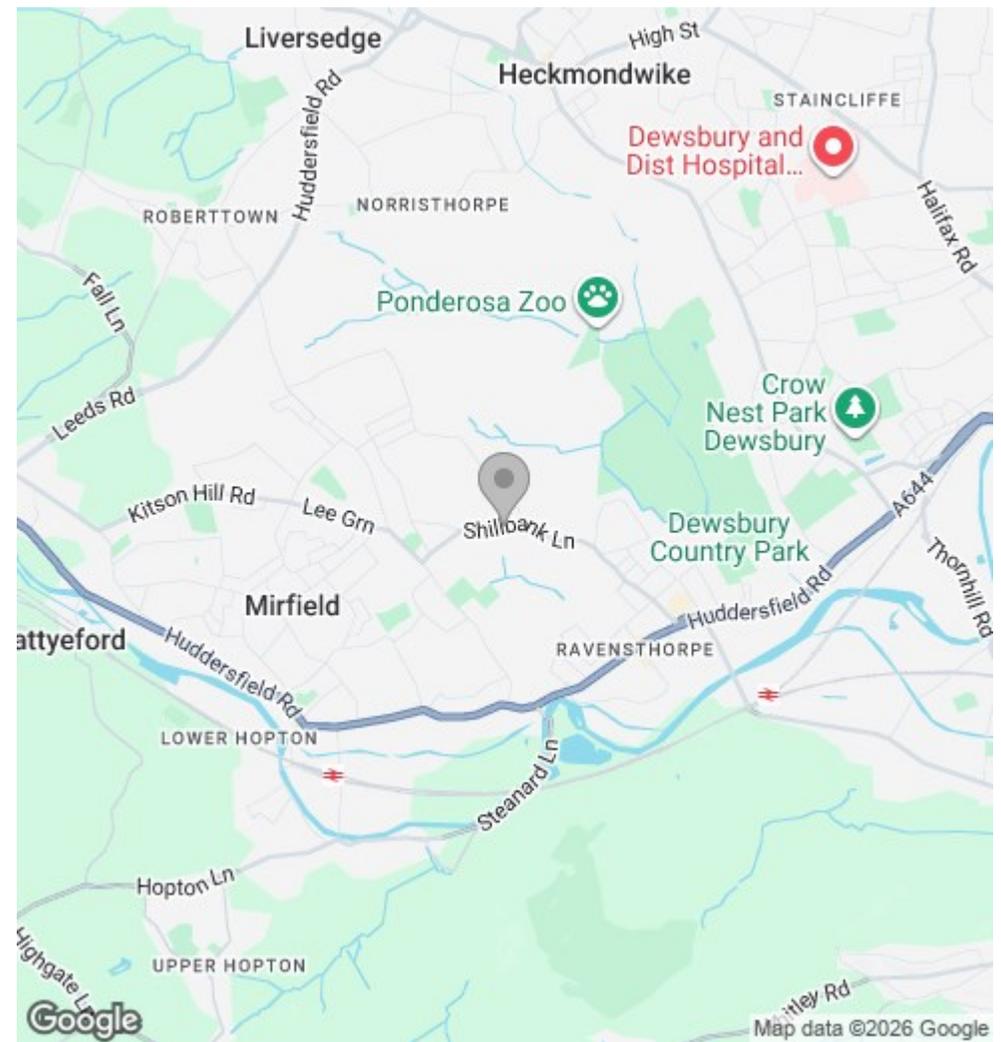
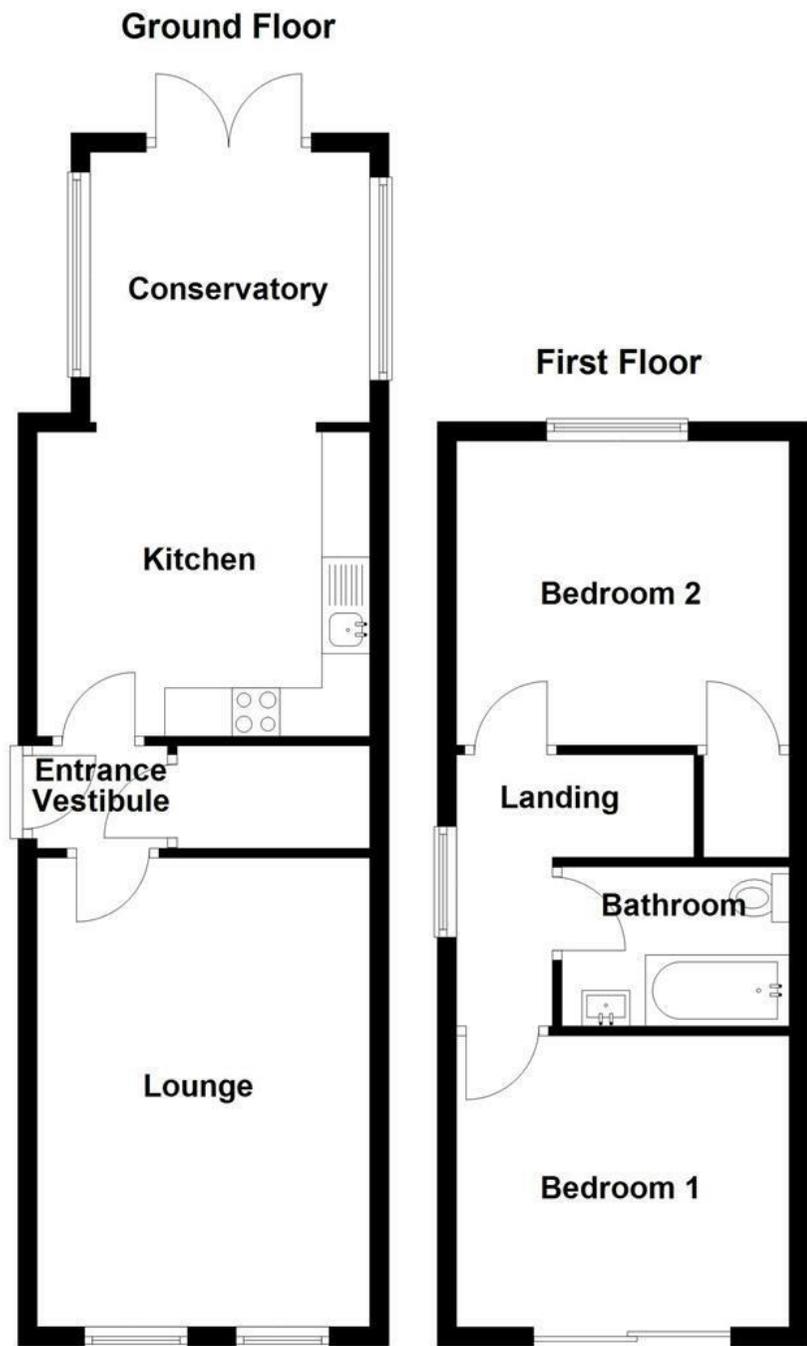
## VIEWINGS:

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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