



School Bungalow Wellhouse Lane, Mirfield, WF14 0BE  
Offers Over £350,000

**bramleys**

Unique to the market, is this deceptively sized 3 bedroom, detached bungalow. Set on a good sized plot, with generous immaculately kept gardens to the side and rear.

To the front of the property there is ample off road parking for numerous vehicles, together with a detached larger than average garage. Features include gas fired central heating and uPVC double glazing throughout, with an accommodation layout which comprises in brief:- entrance hall, lounge, dining kitchen, 3 bedrooms, utility room, shower room, bathroom and separate WC.

Being handily placed for the public transport network and local schooling, with amenities only a short distance away. This property would suit a variety of different needs and an internal viewing is strongly recommended to fully appreciate just how deceptive the accommodation is.



## GROUND FLOOR:

Enter the property through a composite and glazed external door into:-

### Entrance Hall

Being of a good size and having a central heating radiator, useful storage cupboard and doors accessing:-

### Dining Kitchen

14'5" x 10'9" (4.39m x 3.28m)

This room has a good range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, 4 ring gas hob with extractor fan above and electric oven beneath, integrated fridge and freezer. The kitchen also has uPVC double glazed windows to the front and side elevations, a central heating radiator, loft access point, a door accessing a useful storage cupboard and further door accessing the rear hallway.

### Rear Hallway

With composite and glazed doors to both the front and rear elevations, together with a central heating radiator and providing access to the utility and shower room.

### Shower Room

Fitted with aqua panelling to the walls and furnished with a low flush WC, vanity wash hand basin and large walk-in shower.

### Utility

With space and plumbing for a washing machine, space for a dryer and further storage areas.

### Lounge

14'3" x 12'5" (4.34m x 3.78m)

This beautifully presented reception room has French doors accessing the rear garden and a central heating radiator.

### Bedroom 1

9'9" x 9'5" (2.97m x 2.87m)

Having an abundance of fitted wardrobes to 2 walls, which allow for ample hanging and storage space. There is a central heating radiator and a uPVC double glazed window with views over the rear garden,

### Bedroom 2

10'0" x 9'7" (3.05m x 2.92m)

Another good sized double bedroom, with fitted wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 3

9'0" x 7'8" (2.74m x 2.34m)

A good sized bedroom, of single proportions. With a central heating radiator, wood effect laminate flooring and a uPVC double glazed window to the rear elevation.



## Bathroom

Furnished with a 2 piece suite comprising of a panelled bath with shower above and concertina shower screen, together with a vanity wash hand basin. There is also a central heating radiator, fully tiled walls and a uPVC double glazed window to the front elevation.

## Separate WC

Furnished with a low flush WC and uPVC double glazed window to the front elevation.

## OUTSIDE:

Access to the property is via wrought iron gates and a tarmac driveway which provides off road parking for multiple vehicles and in turn leads to the detached garage. To the side of the property there is a well proportioned lawned garden area which is enclosed by fencing and mature hedging. A further gate accesses the rear garden, which is lawned with mature shrubs, flowerbeds and provides a good degree of privacy. A paved path leads to the other side of the property, which also has flowerbeds and useful storage shed.

Due to the size of the plot, the property would lend itself to further extension/development (subject to any necessary consents).

## Garage

A larger than average single garage, with up and over door, power and light.

## 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:

B

## 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.

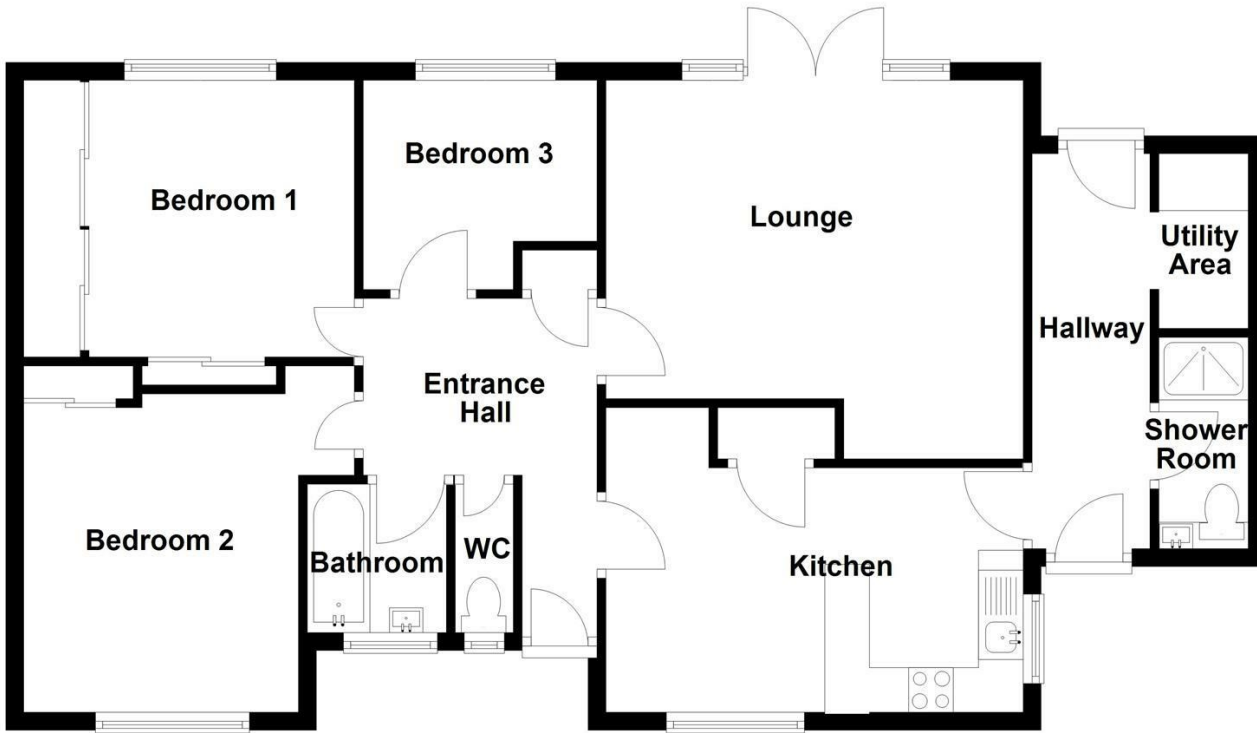
## VIEWINGS:

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





## Ground Floor



### 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

| 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 |           |

Huddersfield | Halifax | Elland | Mirfield

