



1J Lee Green, Mirfield, WF14 0AB  
Offers Over £300,000

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Bramleys welcome to the market, this 4 bedroom semi-detached family home, which offers good sized family accommodation and also the potential to further extend subject to any necessary planning consents. Features include uPVC double glazing, gas fired central heating and a layout which comprises:- entrance hall, lounge, kitchen, dining room, utility room, ground floor WC, first floor landing, 4 bedrooms, en suite and dressing area to the master, together with a family bathroom.

Externally there is ample off road parking by way of a block paved drive, lawned garden to the side and enclosed garden to the rear. Ideally placed for amenities including the public transport network to nearby neighbouring towns and cities, with the shops only being a short distance, local schooling and Mirfield town centre within a 10/15 walk, where shops and cafes can be accessed, along with the railway station.

Bramleys encourage an early viewing to fully appreciate the size and potential this property has to offer.



## GROUND FLOOR:

Enter the property via a timber and glazed external door into:-

### Entrance Hall

Having a staircase rising to the first floor, useful understairs storage cupboard, central heating radiator and doors accessing the kitchen, WC and lounge.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin.

### Lounge

13'4" x 11'1" (4.06m x 3.38m)

This welcoming reception room has a uPVC double glazed bay window to the front of the property, which provides ample natural light. There is also a central heating radiator.

### Kitchen

14'0" x 12'10" (4.27m x 3.91m)

The kitchen is fitted with a range of wall and base units with

laminated work surfaces and tiled splashbacks. There is a stainless steel sink with side drainer and mixer tap, 4 ring electric hob with extractor fan above, electric oven beneath, and undercounter space for a fridge and freezer. There are also built-in display cabinets, a wine rack, uPVC double glazed window overlooking the rear garden, central heating radiator and doors accessing the utility room and dining room.

### Utility Room

6'7" x 5'0" (2.01m x 1.52m)

Offering further storage space by way of wall and base units, cupboard housing the boiler and an external door which accesses the garden.

### Dining Room

12'10" x 9'7" (3.91m x 2.92m)

Another good sized reception room which could provide a variety of different uses, but could potentially also be knocked through to the kitchen in order to provide a spacious dining kitchen (subject to any necessary consents). There is also a

central heating radiator and a set of French doors which access the rear garden.

## FIRST FLOOR:

### Landing

With a loft access point.

### Bedroom 1

16'8" x 9'9" (5.08m x 2.97m)

A generously proportioned master bedroom which has a uPVC double glazed window to the front elevation, central heating radiator and doors accessing the dressing room and en suite.

### Dressing Room

9'8" x 5'3" (2.95m x 1.60m)

The dressing room is currently used as a study, fitted with a central heating radiator.

### En suite

Furnished with a 3 piece suite comprising of a shower cubicle,



pedestal wash hand basin and low flush WC. There are part tiled walls, central heating radiator and uPVC double glazed window.

### Bedroom 2

13'3" x 7'10" (4.04m x 2.39m)

A second bedroom of double proportions, having a uPVC double glazed window and a central heating radiator.

### Bedroom 3

13'3" x 7'9" (4.04m x 2.36m)

Another bedroom of double proportions, having a central heating radiator and uPVC double glazed window.

### Bedroom 4

13'2" max x 9'8" max (4.01m max x 2.95m max)

Having a uPVC double glazed window and central heating radiator.

### Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, corner shower cubicle and panelled bath. There is also a uPVC double glazed window and part tiled walls.

### OUTSIDE:

To the front of the property there is a gated block paved drive, which provides ample off road parking for a number of vehicles. A timber gate leads to the side of the property, which is predominantly lawned and provides potential for further extension if required (subject to any necessary planning consents). The rear garden is predominantly laid to lawn, with mature planted borders and useful storage shed.

### 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:

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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.

### 008 VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

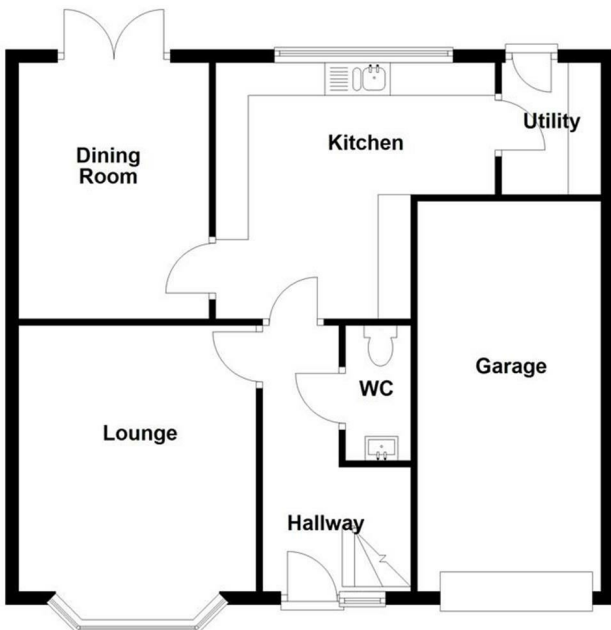
Calderdale Properties: 01422 374811

Mirfield Properties: 01924 495334

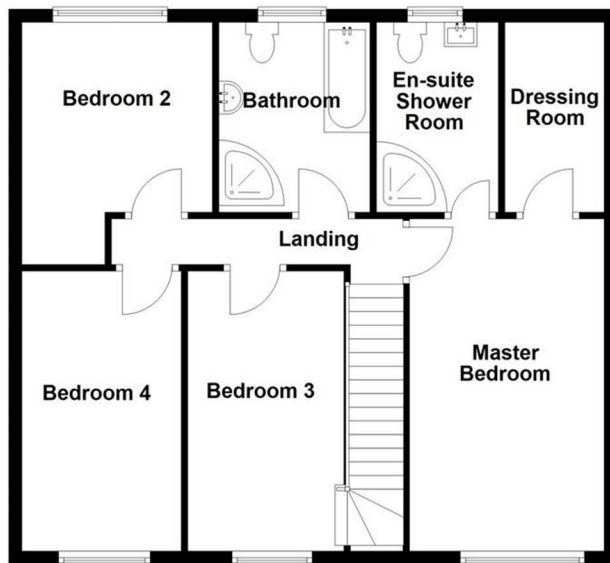




Ground Floor



First 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	

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