



5 Wellhouse Court Mews, Mirfield, WF14 0PQ  
Offers Over £180,000

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An early viewing is strongly recommended to appreciate this modern mews style property. Having undergone a program of updating works in recent years and now featuring a modern dining kitchen with integrated appliances, a spacious living room, two first floor bedrooms, the master with built in wardrobes and a contemporary bathroom. Externally there is a low maintenance enclosed rear garden, along with two allocated parking spaces. Situated in a courtyard setting, in an ever popular location, this property would make an ideal first time purchase that could be occupied with the minimum of expense. Having local amenities and well regarded schooling nearby plus major road and rail links within easy reach.





## GROUND FLOOR

### Porch

Accessed via an exterior door and having a further door into the Living Room.

### Living Room

13'9" x 12'5" (4.19m x 3.78m)

A good sized living space, overlooking the front of the property and having a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire. An open plan staircase leads to the first floor accommodation.

### Dining Kitchen

12'4" x 11'8" (3.76m x 3.56m)

This modern dining kitchen has been recently refitted with a comprehensive range of wall and base units with work surfaces, splashbacks and inset sink unit with mixer tap and drainer. Within the kitchen are a host of integrated appliances including a four ring hob with

extractor over, a fridge freezer, a dishwasher and a combination oven and grill. There is space for a dining table, a useful understairs store cupboard and a central heating radiator. A uPVC window overlooks the rear and an exterior door leads out to the garden.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom 1

12'2" x 9'1" (3.71m x 2.77m)

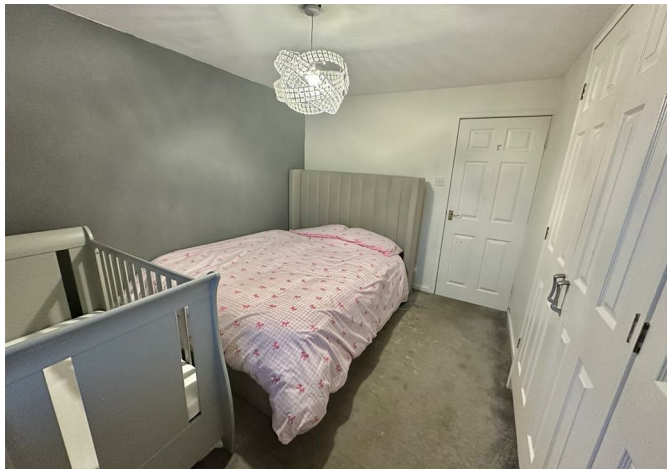
This good sized master bedroom is situated to the front and has a central heating radiator and a uPVC window. To one wall area a range of spacious built in wardrobes.

### Bedroom 2

12'2" x 7'4" (3.71m x 2.24m)

Overlooking the rear, the second bedroom has a uPVC window and a central heating radiator.





### Bathroom

A contemporary 3 piece bathroom that has been refitted in recent years and is furnished with a bath with overhead shower and screen, a wash basin within a vanity unit and a WC. There is some tiling to the walls, a uPVC window and a ladder style radiator.

### OUTSIDE

To the front of the property is a forecourt garden with outer walling. To the rear is a recently modernised low maintenance garden with paving and artificial grassed section. The garden is enclosed by fencing and gateway. Beyond the garden is courtyard parking with two allocated spaces.



### 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:

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.

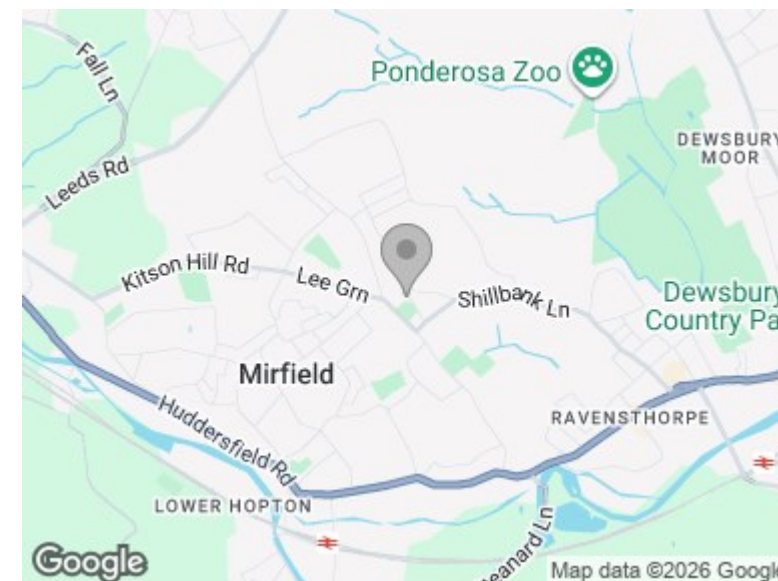
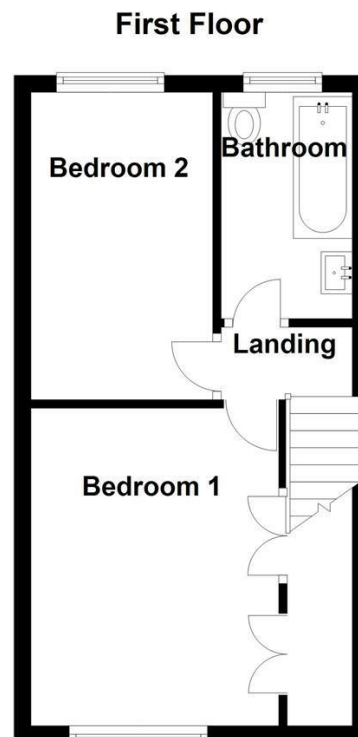
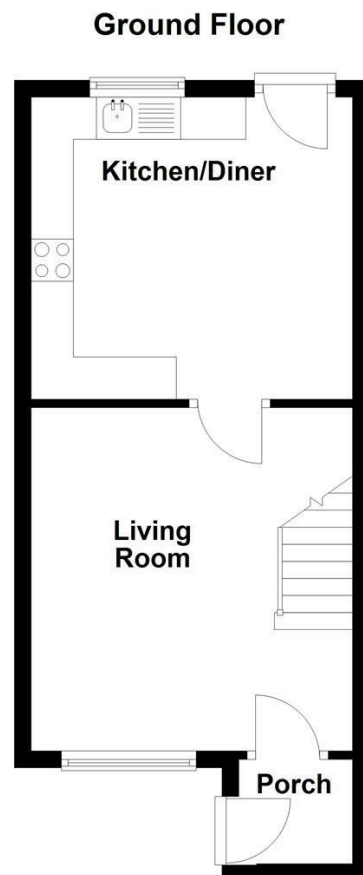
### ONLINE CONVEYANCING SERVICES:

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.









#### 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Huddersfield | Halifax | Elland | Mirfield

