



9 Woodsome Avenue, Mirfield, WF14 9QX
£360,000

bramleys



Bramleys are pleased to welcome to the market, this 3 bedroom detached bungalow. Situated on a superb plot, with private gardens to the rear and ample off road parking to the front. Offering well proportioned accommodation throughout, the property has features such as uPVC double glazing, gas fired central heating and a layout comprising:- entrance hall, dining kitchen, lounge, 3 bedrooms and bathroom.

Being well presented throughout, this much loved home would be ideal for both families or retired couples looking to downsize alike.

Ideally placed for Mirfield town centre and all the amenities afforded there, including public transport links, train station with links to nearby towns and cities - including a direct link to London, and also the M62 motorway network which is a short drive away.

In internal viewing is highly recommended to fully appreciate the quality of accommodation on offer, as well as the versatility of the accommodation, together with the superb grounds the property sits in.

GROUND FLOOR:

Enter the property through a uPVC, double glazed exterior door into:-

Entrance Hall

Being of a generous size and having high ceilings, this hallway is fitted with a central heating radiator and loft access point.

Dining Kitchen

22'8" x 9'11" (6.91m x 3.02m)

Formerly two rooms, this room has been opened up to create a spacious dining kitchen. To one end there are a range of fitted wall and base units, with laminated work surfaces and tiled splashbacks, an inset stainless steel 1.5 bowl sink unit with side drainer and mixer tap, integrated 4 ring electric hob with extractor fan above, oven and grill, fridge and freezer,

with space and plumbing for a washing machine. There is also a uPVC double glazed window overlooking the rear garden. To the dining area there is a further uPVC double glazed window, central heating radiator, decoratively glazed French doors which access the lounge and a composite and glazed door which accesses the rear garden.

Lounge

13'5" x 11'9" (4.09m x 3.58m)

This well presented reception room has ample natural light from the uPVC double glazed windows at the front and side elevations. There is also a central heating radiator and a gas fire set within a decorative surround, with marble effect back and hearth. A decoratively glazed timber door provides access into the hallway.

Bedroom 1

10'7" x 13'5" max (3.23m x 4.09m max)

This master bedroom has a range of fitted wardrobes to one wall which provide ample hanging and storage space. There is a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

10'7" x 9'10" (3.23m x 3.00m)

This second bedroom of double proportions, also has fitted wardrobes to one alcove, a central heating radiator and a uPVC double glazed window overlooking the front garden.

Bedroom 3

9'11" x 7'2" (3.02m x 2.18m)

With fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.



Bathroom

Upon entering the bathroom, there are 2 useful storage cupboards and the bathroom is furnished with a 3 piece suite comprising of a panelled bath with shower over and concertina glass shower screen, low flush WC and a vanity wash hand basin which provides storage beneath. There is full tiling to the walls and floor, a central heating radiator, Xpelair extractor fan and a uPVC double glazed window to the rear elevation.

OUTSIDE:

A tarmac driveway allows parking for a number of vehicles and leads to the attached single garage. The front garden is predominantly laid to lawn with mature planted shrub borders. The driveway continues down the side of the property to the rear, which provides further off road parking and has a useful larger than average storage shed. Access to the rear garden can also be gained here. The superb rear garden is fully enclosed for privacy, with mature planted hedges and is split into two areas, which offers a lawned garden area and paved patio. There are also two external storage cupboards, one houses the central heating boiler and the other having power additional fridge/freezer or dryer.

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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road, continue until reaching Stocksbank Road. Turn right into Stocksbank Road, then the fourth right into Woodsome Avenue. The property will be found after a short distance on the left hand side.

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.

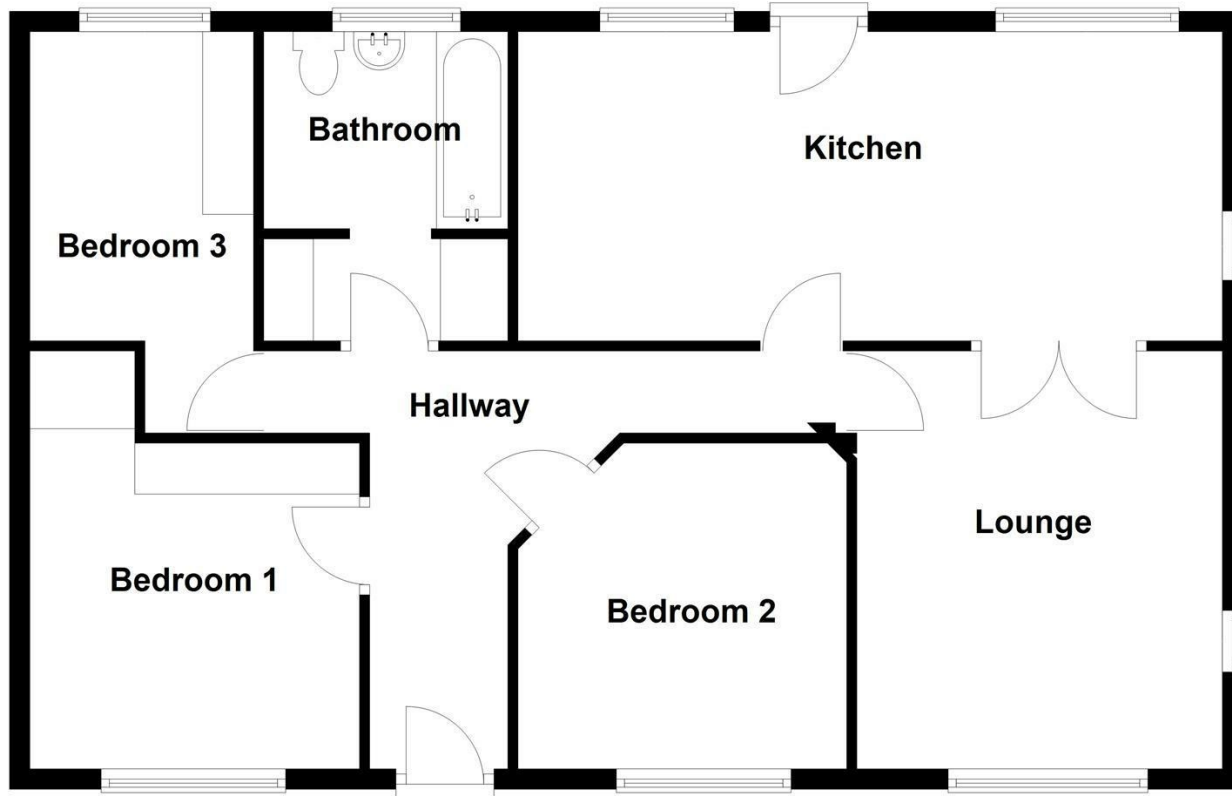
VIEWINGS:

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

Huddersfield | Halifax | Elland | Mirfield

