



16 Westfields Avenue, Mirfield, WF14 9PL
£325,000

bramleys



NO UPPER CHAIN

Bramleys are delighted to offer for sale with no vendor chain, this deceptively spacious, extended 3 double bedroom semi-detached bungalow is situated on a well maintained corner plot.

Forming an ideal purchase for those downsizing, or alternatively those with a young and growing family. Features include gas fired central heating, uPVC double glazing and a layout briefly comprising:- entrance vestibule, inner hallway, kitchen, lounge/dining area, 3 double bedrooms and bathroom.

Externally there are beautiful gardens to both front and rear, together with ample off road parking.

Situated within walking distance of Mirfield town centre and all the amenities afforded there, including the public transport network and train service to nearby towns and cities, including a direct train link to London, together with being a short drive from the motorway network.

The property is within walking distance of well regarded local schooling and in internal viewing is strongly encouraged to fully appreciate the well proportioned accommodation on offer.



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Vestibule

Having a uPVC double glazed window to the side elevation and a door accessing the inner hall.

Inner Hall

With doors accessing all the accommodation, a loft access point and access to a useful storage cupboard.

Kitchen

10'9" x 9'6" (3.28m x 2.90m)

With ample natural light via 2 uPVC double glazed windows to both the front and side elevations. The kitchen is fitted with a range of matching wall and base units, laminate work surfaces, tiled splashbacks and an inset 4 ring electric hob, integrated electric double oven beneath and a microwave.

There is an inset sink unit with side drainer and mixer tap, space and plumbing for a washing machine, space for a free standing fridge, central heating radiator and a cupboard houses the central heating boiler.

Lounge/Dining Area

24'5" x 11'3" (7.44m x 3.43m)

This well proportioned reception is split into two sections, the dining area has ceiling coving, a central heating radiator and ample space for dining furniture. To the lounge area, there is a large uPVC double glazed window which overlooks the front garden and a central heating radiator. There is also an electric fire set within a modern surround with back and hearth.

Bedroom 1

16'3" x 11'2" (4.95m x 3.40m)

This extremely spacious bedroom has a uPVC double glazed

window overlooking the rear garden and also having a central heating radiator.

Bedroom 2

16'7" x 10'9" (5.05m x 3.28m)

Another well proportioned bedroom, fitted with a set of French doors which give access to the rear of the property. There is also a central heating radiator and a water supply, which could provide an en suite (subject to any building regulation consents)

Bedroom 3

13'5" x 9'5" (4.09m x 2.87m)

A third bedroom of double proportions, having a uPVC double glazed window to the side elevation and a central heating radiator.



Bathroom

Furnished with a 4 piece suite comprising of a roll top bath, pedestal wash hand basin, low flush WC and corner shower cubicle. There is a uPVC double glazed window to the side elevation, central heating radiator and full tiling to the walls and floor.

OUTSIDE:

To the front of the property there is a block paved driveway which provides ample off road parking and in turn leads to a detached garage. The front garden is well maintained, with mature planted borders and is walled with lawn area. To the rear there is a generous lawned garden, with mature planted borders and is walled. There is also a larger than average paved patio seating area, which is ideal for entertaining in the summer months.

Garage

With up and over door, together with power and light points.

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 in the direction of Dewsbury, turning left into Knowl Road and then right into Crowlees Road and

then first left into Westfields Road. Westfields Avenue can be found as the first turning on the right hand side and the property will be found after a short distance, clearly identified by the Bramleys for sale board.

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.







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

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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