



8 Uplands Drive, Mirfield, WF14 9LY  
£349,950

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Situated in an ever popular location is this traditional and good sized detached house. The well presented accommodation boasts four bedrooms and has two reception rooms plus a conservatory extension to the rear. Located on a spacious plot with driveway parking, a detached single garage and an impressive enclosed rear garden. Boasting uPVC double glazing, gas central heating system and security alarm, the property has a modern kitchen with integrated appliances and a contemporary bathroom. With local amenities, well regarded schooling and major road and rail links nearby, this would make an ideal family home which really must be viewed to be appreciated.





## GROUND FLOOR

### Entrance Hall

Accessed via a front uPVC door and having a central heating radiator and stairs to the first floor.

### Ground floor WC

Furnished with WC and a wash basin set within a vanity unit with storage. An in built cupboard houses the central heating boiler and there is a uPVC side window and a central heating radiator.

### Lounge

15'4" x 11'6" (4.67m x 3.51m)

A pleasant lounge overlooking the front of the property and having a uPVC window and a central heating radiator. An archway leads into the dining room.

### Dining Room

13'2" x 11'2" (4.01m x 3.40m)

This spacious dining room has a central heating radiator and sliding patio doors into the conservatory.

### Conservatory

9'9" x 9'8" (2.97m x 2.95m)

This sizeable conservatory creates perfect additional living space and has a central heating radiator, under floor heating and French doors leading out on to an impressive rear garden.

### Kitchen

14'8" x 6'8" (4.47m x 2.03m)

A modern kitchen fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over, a washing machine, a fridge freezer and an oven with





microwave over. A uPVC window enjoys views over the rear garden and there is a uPVC exterior side door.

## FIRST FLOOR

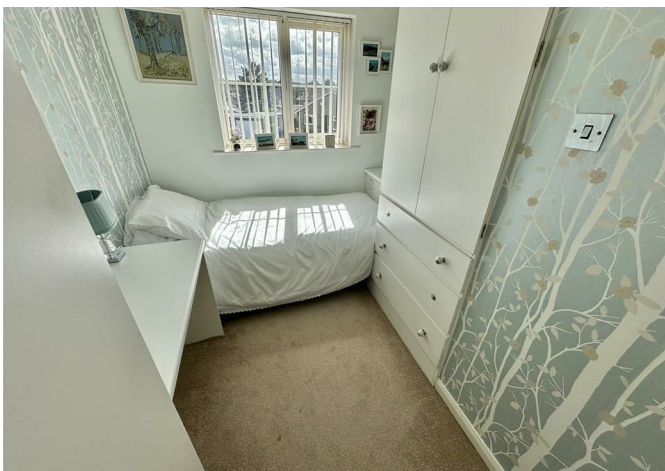
### Landing

Having a side uPVC window and a useful built in storage cupboard.

### Bedroom 1

13'8" x 9'5" (4.17m x 2.87m)

Located to the front, the main bedroom has a uPVC window, a central heating radiator and in built wardrobes to one wall.



### Bedroom 2

12'4" x 9'4" (3.76m x 2.84m)

Another spacious bedroom with a central heating radiator and a uPVC window overlooking the rear garden.

### Bedroom 3

8'8" x 8'6" (2.64m x 2.59m)

Another double bedroom with views to the rear via a uPVC window and having a central heating radiator.

### Bedroom 4

10'3" x 6'2 max (3.12m x 1.88m max)

Fitted with built in wardrobes and having a central heating radiator and a uPVC front window.

### Bathroom

A modern bathroom furnished with a panelled bath with shower over and shower screen, a wall hung wash basin and a WC. There is complimentary wall tiling, a ladder style radiator and a uPVC side window.



## OUTSIDE

To the front of the property is a planted garden area, along with a side driveway providing off road parking facilities. The drive leads to a single garage with electric remote controlled front door, power, lighting and rear access door.

To the rear is an impressive good sized enclosed garden with paved patio seating area, lawns, planted sections and pond. There is also a summer house, a garden shed and a greenhouse. This garden is a perfect space for those with children or pets and a fabulous relaxation area for the summer months.

## 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:

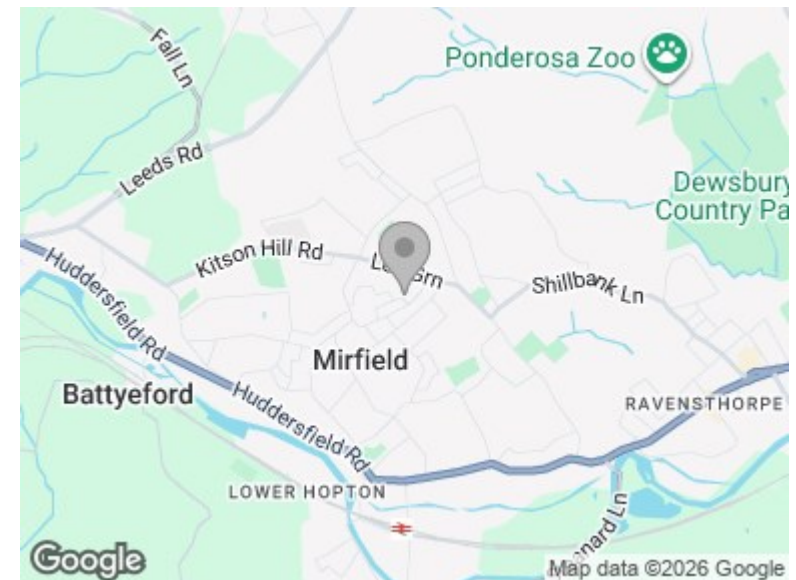
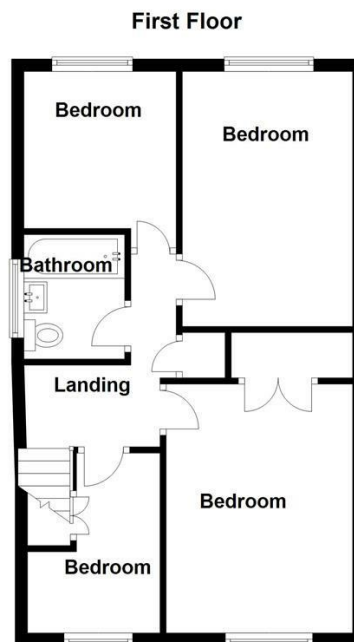
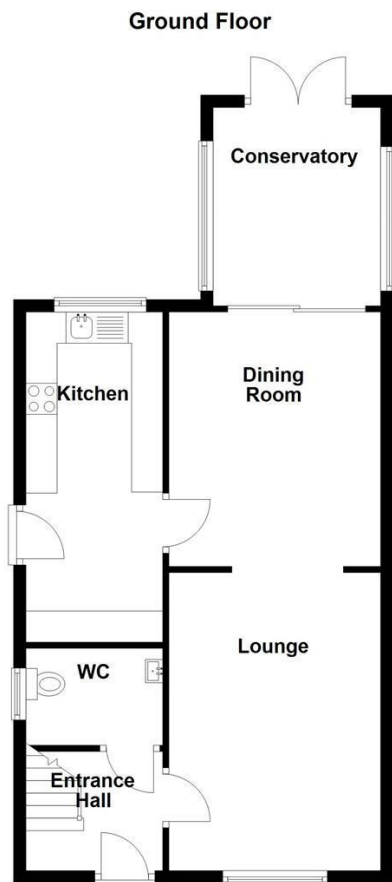
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







#### 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>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Huddersfield | Halifax | Elland | Mirfield

