



11 Sunny Bank Road, Mirfield, WF14 0NW  
£150,000

bramleys





This 2 bedroom semi-detached property is offered for sale with NO VENDOR CHAIN and requires a full and extensive programme of refurbishment and modernisation. Having potential to be extended to the side (subject to all necessary consents) and accommodation comprising: entrance vestibule, lounge, kitchen with pantry and large under stair store, porch, 2 bedrooms and bathroom. Outside there is a driveway, space for a garage and gardens to front and rear which require landscaping. Conveniently placed for amenities, local schooling and motorway network which is only a short drive away.



## GROUND FLOOR:

A uPVC entrance door gives access to the property.

### Entrance Hall

Having a central heating radiator and a staircase rising to the first floor level.

### Lounge

11'9 x 13'0 plus bay (3.58m x 3.96m plus bay)

The lounge has wall light points, a central heating radiator, fireplace surround with gas fire and uPVC double glazed bay window.

### Kitchen

11'10 x 7'9 (3.61m x 2.36m)

The kitchen has base units with work surfaces over, sink, plumbing for washing machine, electric cooking point, large under stair store cupboard and access to a pantry which houses the gas meter and fuseboard. The kitchen gives access to a porch.

### Rear Porch

12'6 x 4'0 (3.81m x 1.22m)

The porch has a sink unit and door accessing the rear garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation.

### Bedroom 1

12'3 max x 13'3 max (3.73m max x 4.04m max)

This spacious double room is situated to the front and has a cupboard, fitted wardrobe with sliding mirrored doors, a central heating radiator and two single glazed windows.

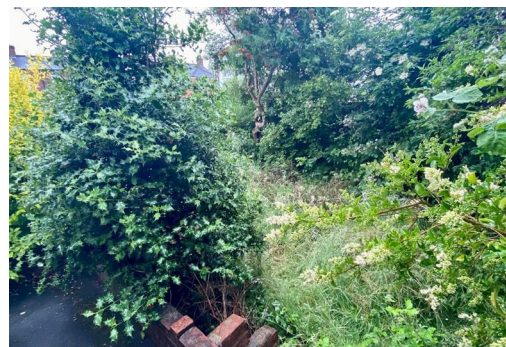
### Bedroom 2

8'9 x 8'10 (2.67m x 2.69m)

Situated to the rear and having a central heating radiator and a single glazed window.

### Bathroom

This 3 piece coloured suite comprises a bath with mixer tap shower over, wc, pedestal wash hand basin, central heating radiator and single glazed window.



**OUTSIDE:**

There are gardens to the front, side and rear which all require cutting back and landscaping as required. A driveway provides off road parking and there is space to erect a garage or extend on the side (subject to all necessary consents).

**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 the Bramleys Mirfield office via Huddersfield Road travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Continue along Knowl Road as it becomes Water Royd Lane and in turn Old Bank Road. At the end of Old Bank Road turn left onto Sunny Bank Road where the subject property can be found after a short distance on the left hand side.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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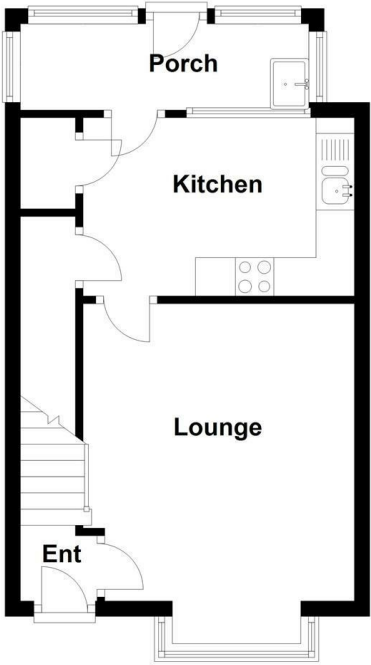
**MORTGAGES:**

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.**

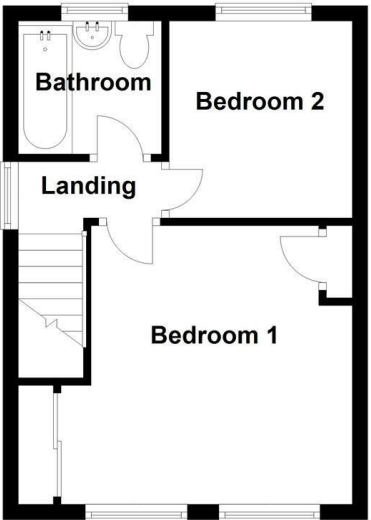
**ONLINE CONVEYANCING SERVICES:**

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.

**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

