



61 Flash Lane, Mirfield, WF14 0PU

£245,000

bramleys



This superbly presented, 2 bedroom semi-detached cottage is deceptively spacious and offers many original features. Situated in a popular location, with good public transport links to nearby towns and cities, as well as being within the catchment area for well regarded local schooling.

Features include exposed timber flooring, ceiling beams, uPVC double glazing, gas fired central heating, original doors, mullion windows and a layout which comprises in brief:- entrance porch, lounge, dining kitchen, first floor landing, 2 bedrooms and bathroom.

The property also benefits from a driveway which allows parking for a number of vehicles and a detached single garage.

An internal viewing is highly recommended to fully appreciate the property on offer.



GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Porch

Providing useful hanging space for coats and giving access into the lounge.

Lounge

19'6" x 15'8" (5.94m x 4.78m)

The main focal point of this superbly sized reception room, is the multi-fuel fire which is set into a brick built surround, with brick hearth. There are mullion windows with uPVC double glazing within, feature circular window, exposed beams to the ceiling, dado rail decor, a central heating radiator and a door which accesses the dining kitchen.

Dining Kitchen

16'4" x 9'5" (4.98m x 2.87m)

Fitted with a range of matching wall and bases units, wood effect laminate work surface, 1.5 bowl stainless steel sink with side drainer and mixer tap, 4 ring electric hob with electric oven beneath and stainless steel extractor fan above. There is an integral dishwasher, washing machine, 2 uPVC double glazed windows which overlook the rear garden and uPVC exterior door accessing the rear. To the dining area there is a central heating radiator and a useful storage cupboard.

FIRST FLOOR:

Landing

With exposed timber flooring, a uPVC double glazed window to the rear elevation, loft access point and doors into:-

Bedroom 1

11'8" x 10'9" (3.56m x 3.28m)

Situated to the front of the property, this master bedroom has a uPVC double glazed window, central heating radiator and built-in timber wardrobes to one alcove.

Bedroom 2

13'1" x 7'10" (3.99m x 2.39m)

A good sized second bedroom which has a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a bath with shower above, glass shower screen, vanity wash hand basin with storage, and a low flush WC. The bathroom is fully tiled and has useful built-in storage cupboards, a uPVC double glazed window and a central heating radiator.



OUTSIDE:

With a traditional stone wall and accessed via a wrought iron gate, a paved path then leads to the front door. The front garden is predominantly laid to lawn, with mature planted trees. To the right of the attached semi is a driveway, owned by this property which provides off road parking for a number of vehicles and leads to a detached garage. The rear garden is low maintenance, with paving throughout and is enclosed by part wall/part fenced boundaries.

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.

003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX /

Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

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.

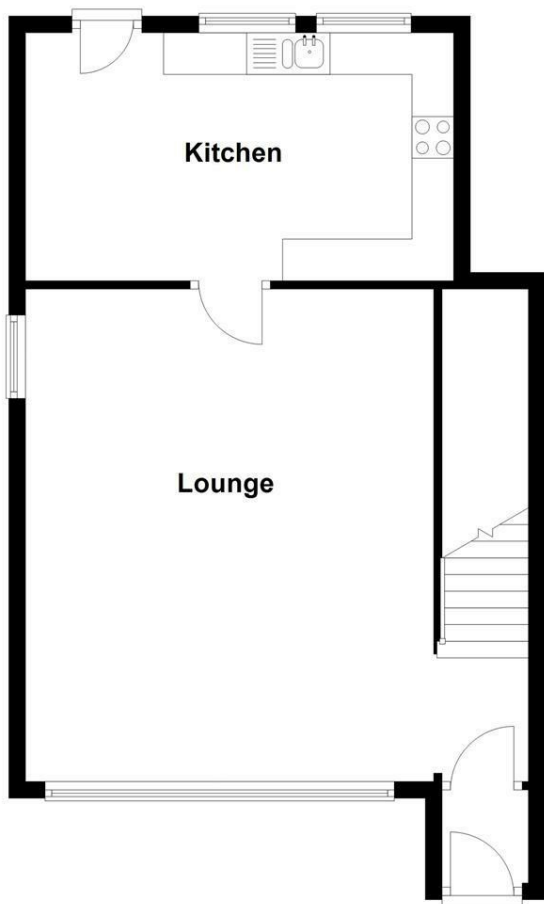




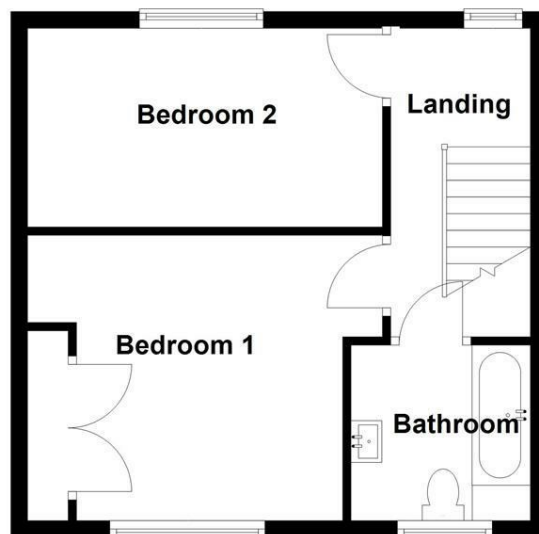
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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