



34 Stocks Bank Drive, Mirfield, WF14 0HB
£350,000

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Bramleys are pleased to welcome to the market, 3/4 bedroom detached property which has been extended from its original form and now provides well presented and flexible living accommodation.

Situated at the head of a quiet cul-de-sac in this popular residential area, the property enjoys far reaching views to the front and would form an ideal purchase for those with a young and growing family. Features include gas fired central heating and uPVC double glazing, with a layout comprising of:- To the ground floor there is a kitchen, lounge, snug, dining room/bedroom 4, ground floor shower room, utility room. To the first floor there are 3 bedrooms and a family bathroom.

Externally there are gardens to both front and rear, off road parking, and a detached garage.

Situated in a well regarded area of Mirfield, with the town centre being only a short drive away, where most daily requirements can be satisfied, as well as access to the public transport/railway links to nearby towns and cities, and also being a short drive from the M62 motorway network.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



GROUND FLOOR:

Enter the property through a uPVC double glazed exterior door.

Kitchen

11'8" x 8'3" (3.56m x 2.51m)

Fitted with a range of coloured wall and base units, with laminated work surfaces, matching upstands, tiled splashback, 5 ring hob, stainless steel extractor fan above and integrated electric oven. There is also a dishwasher, stainless steel sink with side drainer and mixer tap, space for a fridge freezer, ceiling spotlights, a uPVC double glazed window to the side elevation and a door which provides access to a useful storage cupboard (housing the central heating boiler). A doorway provides access to the inner hallway.

Inner Hallway

With staircase rising to the first floor, storage cupboard, and doors accessing the lounge, dining room/bedroom4 and utility room.

Lounge

16'8" x 9'4" (5.08m x 2.84m)

This well presented reception room has ample natural light by way of the uPVC double glazed French doors and windows to the rear elevation. There is ceiling coving, dado rail décor, a central heating radiator and this space is open to the snug.

Snug/Conservatory

13'0" x 8'6" (3.96m x 2.59m)

Currently used a snug, but could provide other alternatives subject to requirements. The snug has dado rail decor and a central heating radiator, together with being open to the conservatory area,

which has uPVC double glazed windows to the rear elevation and double glazed room.

Dining Room/Bedroom 4

13'7" x 9'5" (4.14m x 2.87m)

This good sized reception room again provides flexible living accommodation subject to requirements. There are 2 uPVC double glazed windows which overlook the front of the property, together with a central heating radiator and wood effect flooring.

Utility

5'9" x 4'7" (1.75m x 1.40m)

The utility area has a range of storage cupboards with laminated work surfaces. There is space and plumbing for a washing machine and space for a dryer. The utility also has wood effect flooring and a timber and glazed door which accesses the shower room.

Shower Room

Furnished with a 3 piece suite comprising of a shower cubicle, low flush WC and vanity wash hand basin with tiled splashbacks. There is a uPVC double glazed window to the front elevation and a central heating radiator.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the front elevation which provides far reaching views. There is also a loft access point and doors which give access to all of the first floor accommodation.



Bedroom 1

12'4" x 10'6" (3.76m x 3.20m)

Situated to the rear of the property, with views over the garden and beyond. There is a central heating radiator and uPVC double glazed window.

Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

Another good sized bedroom which is situated to the front of the property. Fitted with a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'3" x 7'7" (2.82m x 2.31m)

Another good sized room which is situated to the rear of the property, having a uPVC double glazed window which provides views over the garden and beyond, together with a central heating radiator and wood effect laminate flooring.

Bathroom

Furnished with a 3 piece suite comprising of a wall mounted wash hand basin, low flush WC and a P-shaped bath with glass shower screen and shower above. There are fully tiled walls, wood effect lino flooring, uPVC double glazed window to the side elevation, ceiling spotlights and a central heating radiator.

OUTSIDE:

To the front of the property there is a lawned garden with pebbled borders and a tarmac driveway which provides off road parking for a number of vehicles and in turn gives access to the detached garage. To the rear there is a tiered garden which comprises of a paved patio seating area, steps lead up to a further section which is predominantly

lawned, with walling and providing an ideal place to relax during the warmer months.

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.

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:

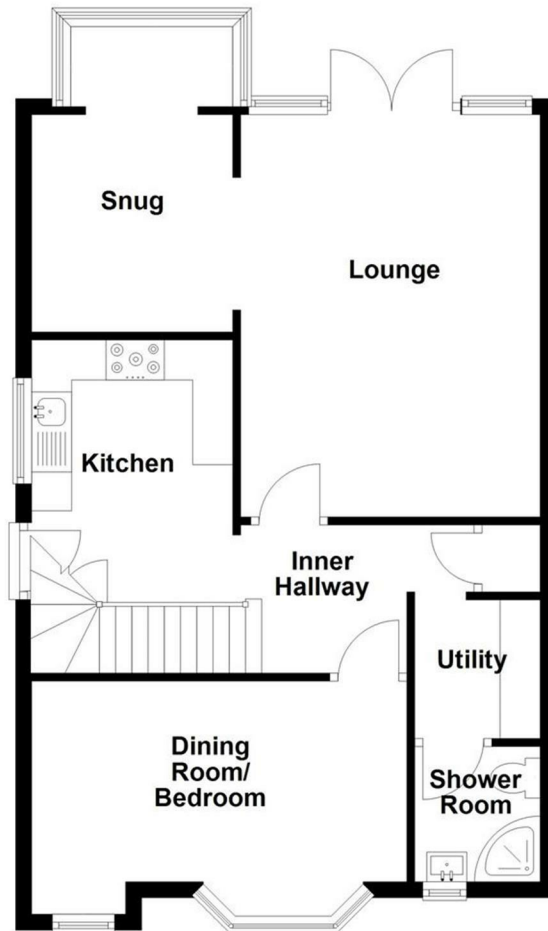
Please call our office to book a viewing on 01924 495334.



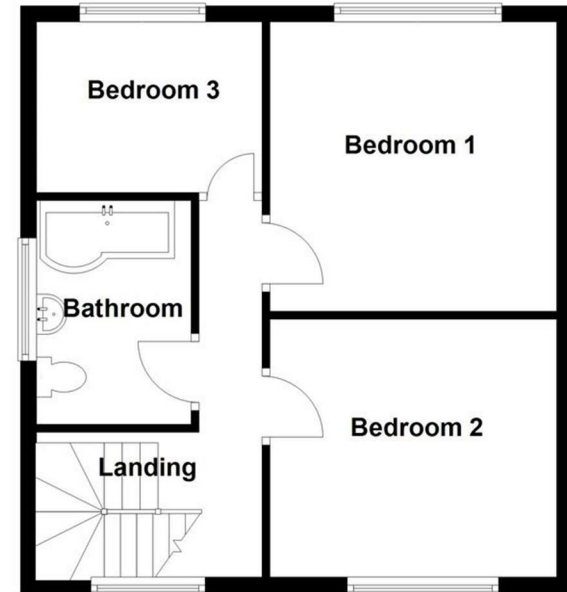




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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 in situ 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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