



11A Dunbottle Way, Mirfield, WF14 9JU

£329,950

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Offered for sale with no vendor chain, is this 2/3 bedroom detached chalet style detached which is situated in this sought after area within Mirfield.

Tucked away on a quiet cul-de-sac of only 3 properties and backing on to open fields, the property features uPVC double glazing, gas fired central heating, security alarm system and accommodation comprising in brief:- entrance hall, kitchen, shower room, lounge, dining room/bedroom 3, conservatory, first floor landing, 2 bedrooms and WC.

Externally there is off road parking, garage and private garden to the rear.

Situated approximately 1 mile from Mirfield town centre, with all the amenities afforded there including the public transport links via bus and railway. As well as having good links to the motorway network, which is only a short drive away.



## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Hall

Being of a generous size, having a staircase rising to the first floor, a large uPVC double glazed window to the side elevation, central heating radiator and wood effect laminate flooring.

### Kitchen

11'0" x 10'2" (3.35m x 3.10m)

This pleasant kitchen is situated to the front of the property, having a range of matching wall and base units, laminated work surfaces, tiled splashbacks, composite 1.5 bowl sink with side drainer and mixer tap, space for a freestanding cooker, and plumbing for a washing machine. There is also a central heating radiator, uPVC double glazed window to the front elevation and a cupboard which houses the central heating boiler.

### Shower Room

A generous sized shower room which has a useful storage cupboard and is furnished with a 3 piece suite comprising of a larger than average shower cubicle, pedestal wash hand basin and low flush WC. Being fully tiled and also having a central heating radiator and uPVC double glazed window to the side elevation.

### Lounge

17'0" x 13'2" (5.18m x 4.01m)

This generously sized reception room has wood effect laminate flooring, central heating radiator and the main feature of the room is a living flame gas fire which is set within a surround with back and hearth. A set of double doors lead into the dining room/bedroom 3.

### Dining Room/Bedroom 3

13'0" x 12'7" (3.96m x 3.84m)

Another generously sized room which offers versatile accommodation, a central heating radiator and uPVC double glazed window to the rear elevation. There is also a continuation of the wood effect flooring.

### Conservatory

14'3" x 10'3" (4.34m x 3.12m)

A pleasant addition to the existing accommodation, having uPVC double glazed windows and uPVC double glazed French doors which access the rear garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window.

### Bedroom 1

15'2" x 12'0" (4.62m x 3.66m)

A good sized master bedroom, situated to the rear of the property with a uPVC double glazed window which offers far reaching views and further uPVC double glazed window to the side elevation. There is also a central heating radiator.



## Bedroom 2

12'1" x 12'0" (3.68m x 3.66m)

Being of double proportions and fitted with 2 Velux style windows to the side elevation and a central heating radiator.

## WC

12'1" x 6'5" (3.68m x 1.96m)

A good sized WC which is furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is also a range of storage cupboards, Velux style window and central heating radiator.

## OUTSIDE:

To the front of the property there is a block paved drive which provides off road parking for 2 vehicles and in turn leads to the garage. There are paths to either side of the property which lead to the rear garden, which is enclosed to provide a good degree of privacy. The rear garden has mature planted borders and hedging and would make an ideal place for entertaining during the warmer months.

## Garage

With an 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:

E

## MORTGAGES:

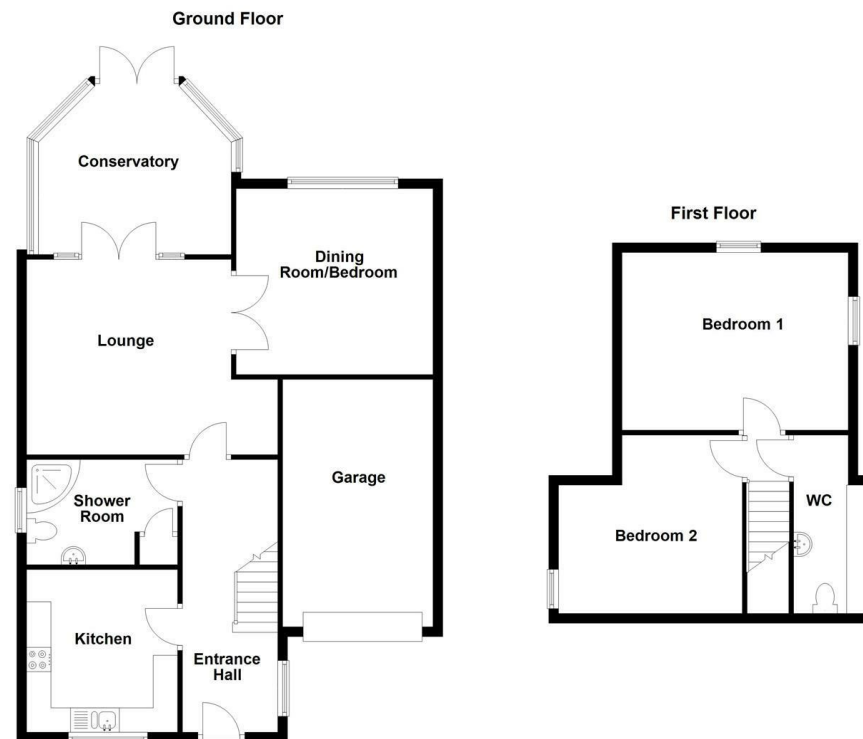
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



## 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) 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		69	76
		EU Directive 2002/91/EC	

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