



394 Huddersfield Road, Mirfield, WF14 9DL  
£245,000

**bramleys**



Bramleys welcome to the market this 3 bedroom, semi-detached property which is situated in an elevated position commanding far reaching views towards Upper Hopton.

Features include gas fired central heating and uPVC double glazing, together with accommodation briefly comprising:- entrance vestibule, open plan dining kitchen, lounge, sun room, first floor landing, 3 bedrooms and bathroom.

Externally there is off road parking to the front and a tiered garden to the side.

Ideally placed for Mirfield town centre and all the amenities afforded there including public transport links, with rail links to major towns and cities, including London.

The property would make a great purchase for a family looking for a property which they can put their own stamp on from the outset.

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



## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Entrance Vestibule

With a central heating radiator, staircase rising to the first floor and a door which accesses the dining area.

### Dining Area

12'2" x 12'1" (3.71m x 3.68m)

With a feature Inglenook fireplace, uPVC double glazed window to the front elevation, central heating radiator and wood effect laminate floor. The dining area is open to the kitchen.

### Kitchen

12'2" x 10'6" (3.71m x 3.20m)

Having a range of fitted wall and base units with laminated work surfaces and tiled splashbacks. There is space for a cooker with stainless steel splashback and overhead extractor, inset Belfast sink, integrated dishwasher, and integrated fridge and freezer. A door leads through to the lounge and a further door gives access to a useful understairs pantry storage area.



### Lounge

21'5" x 12'0" (6.53m x 3.66m)

This generous reception room has a uPVC double glazed window to the front elevation, 2 central heating radiators and a set of uPVC double glazed French doors which lead into the sun room. The main focal point of the room is a living flame gas fire set within a modern surround, with back and hearth.

### Sun Room

10'8" x 8'9" max (3.25m x 2.67m max)

Having a tiled floor and exposed brick wall. There is also a uPVC roof lantern which provides ample natural light, together with French doors accessing outside.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'5" x 12'0" (3.78m x 3.66m)

Having fitted wardrobes to 2 walls which provide ample hanging and storage space. There is a feature cast iron fireplace, central heating radiator and a uPVC double glazed window to the front elevation which provides far reaching views.





### Bedroom 2

14'8" x 12'0" (4.47m x 3.66m)

Having a uPVC double glazed window to the front elevation, and uPVC double glazed doors which give access to a Juliet balcony to the side elevation and provide far reaching views. There is also a central heating radiator.

### Bedroom 3

12'1" x 9'3" (3.68m x 2.82m)

A third bedroom of double proportions, having a uPVC double glazed window to the side elevation and a central heating radiator.

### Bathroom

This good sized bathroom is furnished with a 3 piece suite comprising of a roll top cast iron bath with freestanding shower attachment and tap, pedestal wash hand basin and low flush WC. There are part tiled walls, timber effect flooring, Velux window and central heating radiator.

### OUTSIDE:

To the front of the property there is a paved area, along with off road parking at the side of the property. Wrought iron fencing gives access to a further patio area and access into the sun room. There is also further gated access to a tiered garden which has lawned area and two decked tiers which provides an ideal entertaining space during 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.

### DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Huddersfield and proceed for approximately 0.8 miles. There will be a turning off to the right for Back Lane, just after Zen Spa opposite. Turn here, but keep left up the lane and the property will be found at the end on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>61</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

