



27A Crowther Road, Mirfield, WF14 9RD
£385,000

bramleys

Offered for sale is this well presented individually designed 4 bedroom detached family home offering good size accommodation throughout. This property has been well maintained by the current vendors and offers modern features such as solar panelling, significantly reducing energy bills and benefiting from feed-in-tariff income for a further 9 years, new central heating boiler, electric car charging port and uPVC double glazing to name a few. The layout comprises:- entrance hall, dining kitchen, conservatory, ground floor WC, lounge, 4 first floor double bedrooms, ensuite to master bedroom and house bathroom. Externally, there is off-road parking in addition to an integral garage and there is a private rear garden with both lawned and patio areas. This property is ideally situated for Mirfield town centre and all amenities afforded there including shops, cafes and the public transport network offering train services to nearby towns and cities as well as being in the catchment area for Mirfield's well regarded schools. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Energy Rating: TBA



GROUND FLOOR:

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

Entrance Hall

Where there is a staircase to the first floor and doors accessing the ground floor WC, lounge and kitchen.

Kitchen

17'1" x 9'9" (5.21m x 2.97m)

This good sized kitchen has a range of fitted base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with electric oven beneath and extractor fan over, dishwasher and space for a fridge freezer. There is also a central heating radiator, uPVC double glazed windows to both the side and rear elevations allowing for ample natural light in addition to uPVC double glazed sliding doors leading to the conservatory. A further door accesses the utility room.

Conservatory

11'0" x 9'4" (3.35m x 2.84m)

Fitted with uPVC double glazed windows to all elevations and uPVC double glazed French doors accessing the rear garden.

Utility Room

10'9" x 4'8" (3.28m x 1.42m)

Comprising a range of units with laminated working surfaces and inset stainless steel sink unit with side drainer and mixer tap. There is also space and plumbing for a washing machine, a uPVC double glazed exterior door together with a uPVC double glazed window overlooking the rear. A door accesses the integral garage.



Ground Floor WC

Being of a generous size and furnished with a 2 piece suite comprising pedestal wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

Lounge

12'7" x 12'5" (3.84m x 3.78m)

This well presented reception room has a box bay double glazed window and a central heating radiator.

FIRST FLOOR:

Landing

There is a loft access point and doors accessing all of the first floor accommodation.

Master Bedroom

14'2" x 9'7" (4.32m x 2.92m)

The master bedroom is situated to the rear of the property benefitting from views over the rear garden via the uPVC double glazed window. There are also wardrobes to one wall, a central heating radiator and a door leading to the ensuite shower room.

Ensuite Shower Room

Furnished with a 3 piece suite comprising corner shower cubicle, pedestal wash hand basin and low flush WC. There is also a central heating radiator and uPVC double glazed window to the side elevation.





Bedroom 2

13'3" x 10'5" max (4.04m x 3.18m max)

Fitted with a uPVC double glazed window to the front elevation showcasing far reaching views. There is also wood effect laminate flooring and a central heating radiator.

Bedroom 3

14'11" x 8'2" (4.55m x 2.49m)

A third bedroom of double proportions situated to the rear of the property and having a central heating radiator and a uPVC double glazed window.

Bedroom 4

13'6" x 8'2" (4.11m x 2.49m)

Situated to the front of the property and having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front, there is a block paved driveway which can comfortably accommodate two vehicles and leads to the integral garage. Paved paths lead down either side of the property to the rear garden which is fenced for security and privacy and has a paved patio area leading to the lawned garden which benefits from a seating area as well as a useful potting shed.

Garage

Fitted with electric garage door and houses the central heating boiler and equipment for solar panelling. The rear of the garage is used as an additional utility area. An electric car charging point is located just outside the garage

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 Bramleys office in the direction of Huddersfield passing through 2 sets of traffic lights and then taking a right hand turn onto Doctor Lane. Take the first left hand turn onto Nettleton Road and Crowther Road can be found as a turning on the right hand side where this property can be found after a short distance on the left hand side clearly identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

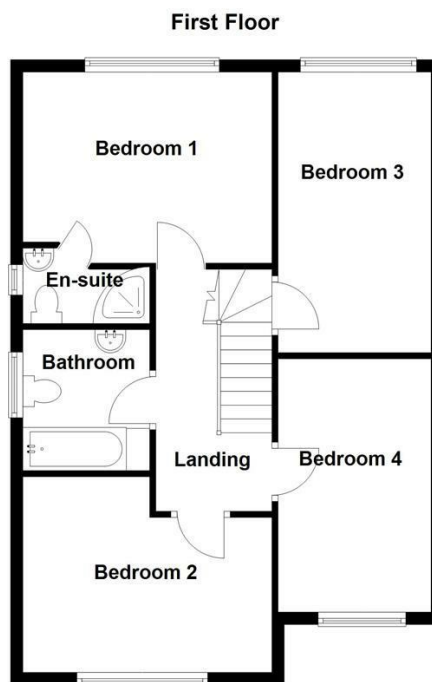
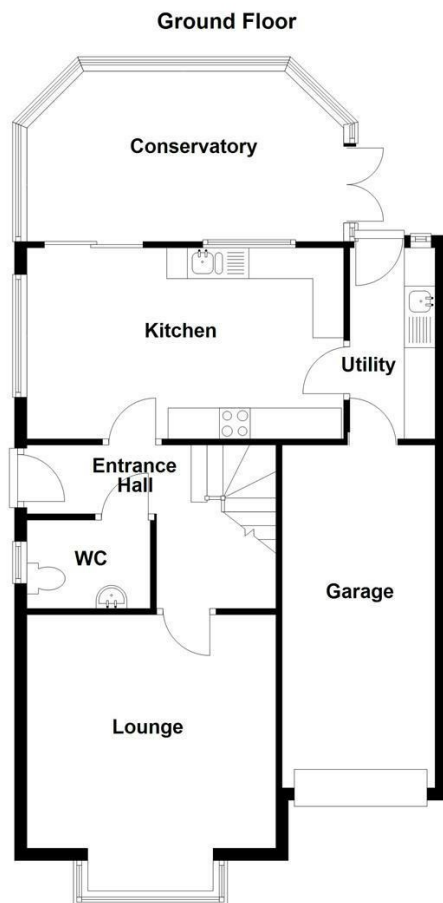
MORTGAGES:

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.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	90	90	
(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			
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 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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