



13. Queen Street, Mirfield, WF14 8AH

£430,000

bramleys





ATTENTION DEVELOPERS/INVESTORS.

**\*\* PLANNING PERMISSION GRANTED FOR DEMOLITION OF THE EXISTING OUT BUILDING TO ERECT TWO SEMI-DETACHED DWELLINGS \*\***

Application Number 2023/62/91383/E

Bramleys welcome to the market this wonderful period 4 bedroom semi detached property offering an abundance of original features including ceiling roses, original fireplaces, ceiling covings, skirtings and a beautiful staircase to name a few. This superb opportunity to develop a pair of semi-detached and renovate the original dwelling is not to be missed. The property has a layout that comprises, lounge, dining room, kitchen, 2 good sized cellars, 4 bedrooms and bathroom. Ideally placed for well regarded schooling and amenities with the town centre within walking distance. A viewing strongly advised to realise the potential this property and potential development land has to offer.



## GROUND FLOOR

Enter the property via a timber and glazed door into the entrance hallway.

### Entrance Hallway

This entrance hallway has doors accessing the lounge, dining room and rear vestibule. There is a central heating radiator, wall panelling and an original staircase with solid wood balustrades and handle leading to the first floor.

### Lounge

15'1 x 14'8 (4.57m'0.30m x 4.27m'2.44m)

A superb sized lounge with floor to ceiling sash windows, picture rail, ceiling coving, picture rail and decorative ceiling rose. There is a gas fire set to a decorative timber surround with back and hearth and a central heating radiator.

### Dining Room

14'8 x 14'8 (4.47m x 4.47m)

Situated to the front of the property and having floor to ceiling sash windows, picture rail, ceiling coving, ceiling rose and an open fire with timber surround and tiled back and hearth. There is a central heating radiator.

### Rear Lobby

Having a tiled floor and doors accessing the rear of the property, the cellar head and the dining kitchen.

## Kitchen

15'5 x 14'10 (4.70m x 4.52m)

Offering a wealth of potential, this dining kitchen is fitted with a range of matching base and wall units with laminated working surfaces inset into which is a sink unit with mixer tap. The stone inglenook fireplace is open and houses the range cooker, there is also plumbing for a washer, a wall mounted boiler, central heating radiator and 2 uPVC double glazed windows to the side and rear elevations.

## LOWER GROUND FLOOR

### Cellars

Stone stairs access the cellars which are of a good height and could have further development potential subject to consents. There are many original features including a fireplace, Victorian sink, stone shelving and stone floor.

## FIRST FLOOR

### Landing

a good size landing with doors accessing the first floor accommodation and there is a window overlooking the rear of the property.

### Bedroom 1

14'8 x 14'8 (4.47m x 4.47m)

A generously proportioned bedroom with a large window overlooking the front of the property. There is a built-in wardrobe to one alcove and a central heating radiator.







### PLANNING

Planning permission has been granted to demolish the existing out building to erect 2 semi-detached dwellings - application number 2023/62/91383/E

### 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 and turn left into Fenton Street and continue around to the left. At the Junction turn right onto Queen Street where this property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band D

### 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.

### Bedroom 2

15'5 x 14'4 (4.70m x 4.37m)

Another well proportioned room also at the front of the property with a large window and central heating radiator.

### Bedroom 3

14'10 x 9'11 (4.52m x 3.02m)

A third bedroom of double proportions with a central heating radiator, build in wardrobe and window to the rear.

### Bedroom 4

10'0 x 7'11 (3.05m x 2.41m)

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

### Bathroom

Fitted with a 3 piece suite comprising panelled bath, pedestal wash hand basing and low flush W.C. There is a central heating radiator and window to the side elevation.

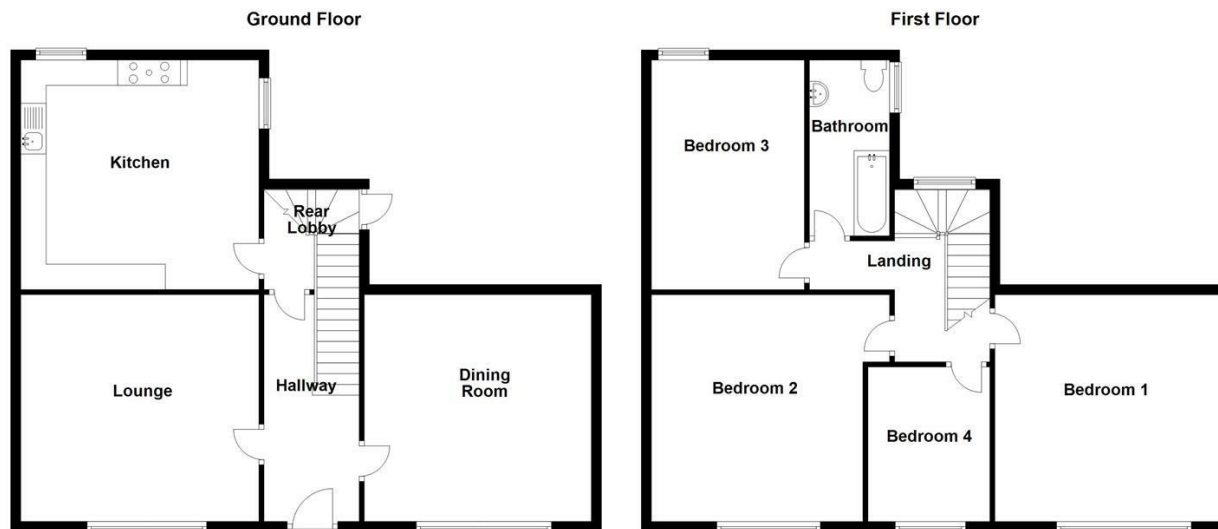
### OUTSIDE


To the front of the property there are 2 buffers gardens which are walled with wrought iron fencing, stone stairs lead to the front door. The tarmacadam driveway allows parking for a number of vehicles and leads to the back garden which is lawned and has matures plants. The generous side garden is also well stocked with trees, lawn, plants and bushes and at head of the garden is a large outbuilding which is useful for storage or garaging.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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 

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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