



11E Doctor Lane, Mirfield, WF14 8DP
£135,000

bramleys

Bramleys are delighted to welcome to the market this beautifully presented stylish 1 bedroom home perfectly located on a select development in Mirfield town centre. Offering modern open plan living, this charming property features a bright and airy open plan first floor lounge kitchen with a Juliet balcony which takes advantage of delightful elevated views. The contemporary kitchen is sleek and the living space is ideal for both relaxing in the evenings and for entertaining guests. There is a well proportioned bedroom complimented by a stylish bathroom and features include uPVC double glazing throughout and electric heating in addition to an off-road parking space in the courtyard. Handily placed for local amenities including shops and cafes and the public transport network with the train station a short distance away allowing access to major towns and cities., this property is ideal for first time buyers, professional couples or a buy to let investor and is an excellent opportunity not to be missed.



GROUND FLOOR:

Enter the property via a timber door into:-

Entrance Hall

Where there is a staircase rising to the first floor, a uPVC double glazed window to the side elevation, laminated flooring, an electric radiator and a useful under stair store cupboard which also houses the boiler.

Bedroom

11'1" x 10'8" (3.38m x 3.25m)

This well proportioned bedroom has a uPVC double glazed window to the front elevation and an electric radiator and all bedroom furniture is included.

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 an electric towel radiator, fully tiled walls, a uPVC double glazed window to the rear elevation.



FIRST FLOOR:

Lounge Kitchen

18'6" x 14'9" max (5.64m x 4.50m max)

This stylish open plan lounge and kitchen area is designed for modern and comfortable living. The kitchen is well equipped with a range of matching wall and base units with integrated appliances including ceramic sink with side drainer and mixer tap, fridge with freezer compartment, electric oven, electric hob with extractor fan over and a washer dryer. There is also a breakfast bar area with seating for 2 which creates a sociable space for dining and has uPVC double glazed windows to both the front and side elevation. The area is finished with attractive laminate flooring throughout offering both style and easy maintenance. The lounge is of a generous size providing ample space to relax and unwind and it comes complete with sofas included making it move-in ready. There is also a central heating radiator and ample natural light through the Juliet balcony which offers pleasant elevated views to the front giving this space a light and airy feel.





OUTSIDE:

Externally, there is a courtyard with allocated parking, a paved path with wrought iron fencing and gate and mature hedging leading to the front door.

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 via Huddersfield Road in the direction of Huddersfield proceeding through 2 sets of traffic lights taking a right hand turn onto Doctor Lane where this property can be found after a short distance on the left hand side.

TENURE:

Leasehold - Term: 999 years from 01/01/2015

COUNCIL TAX BAND:

Band A

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.

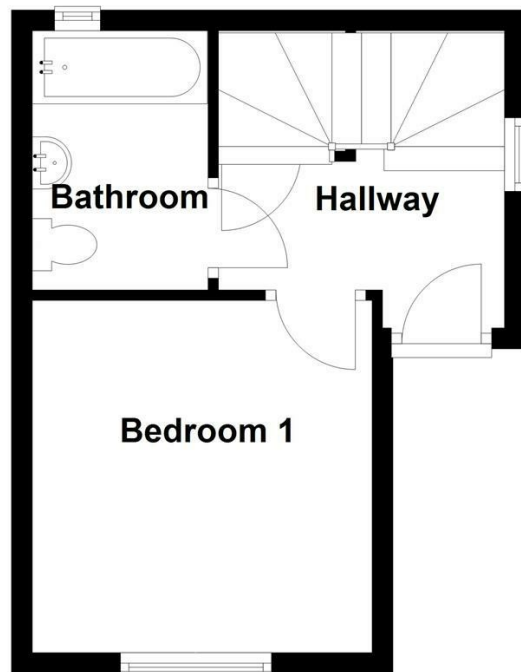
ONLINE CONVEYANCING SERVICES:

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.

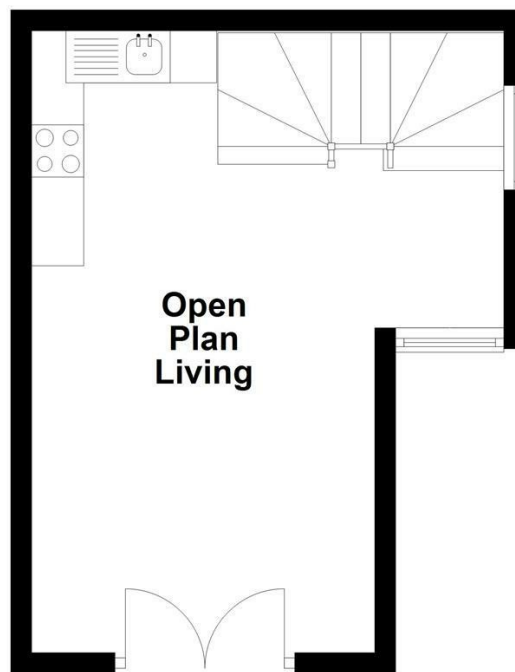




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	 95
(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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