



21 Park Drive, Mirfield, WF14 9NJ  
Offers Over £730,000

bramleys



**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***

This simply wonderful 5 bedroom extended detached family home needs to be viewed to fully appreciate the beautiful interior, size of plot and position on this select gated development of only 5 properties. Set on a large corner plot and having undergone a programme of updating in recent years to include a new kitchen, bathroom and en suites. This property offers quality fixtures and fittings throughout and versatile accommodation which could service a number of different needs to the desiring buyer, features include under floor heating throughout the whole property, uPVC double glazing and an alarm system. With accommodation briefly comprising:- entrance vestibule, hallway, open plan dining kitchen, utility room, family room/dining room, sitting room, lounge, cloakroom/WC, first floor landing, 5 bedrooms having a dressing room and en-suite facilities to the master bedroom and en-suite to the second bedroom, along with house bathroom. Externally there is ample off-road parking for a number of vehicles, a double garage and well stocked gardens. The location is ideal for those looking for well regarded schooling and amenities, including the railway station and motorway network which is a short distance away, making commuting to major towns and cities accessible with direct links to Leeds, Manchester and London.









## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

### Entrance Vestibule

Having a Velux style window and built-in cupboards ideal for coats and shoes. The entrance vestibule is open to the hallway.

### Hallway

Having a staircase rising to the first floor with 2 useful understairs storage cupboards and doors accessing the dining kitchen, lounge and cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece white suite comprising pedestal wash hand basin and low flush WC. There is also a uPVC double glazed window to the front elevation.

### Lounge

20'0" x 11'1" (6.10m x 3.38m)

This well presented lounge has a feature electric fire set within a polished stone surround with black granite back and hearth. There is also a uPVC double glazed bay window to the front elevation and a uPVC double glazed window with stone mantel looking into the family room/dining room.

### Dining Kitchen

20'0" max x 18'3" max (6.10m max x 5.56m max )

This superb dining kitchen has been upgraded within the last 18 months and is fitted with a range of matching wall and base units with copper handles, granite working surfaces and splashbacks, inset into which is a sink unit with drainer grooves and mixer tap, there is a Range cooker with extractor fan over and integrated appliances include dishwasher and a fridge/freezer, a breakfast bar area and island unit. LVT flooring uPVC double glazed window to the side and rear

elevation. The kitchen area is open to the dining area and access can be gained to both the utility room and open access into the family room/dining room.

### Utility

9'7" x 6'3" (2.92m x 1.91m )

Having fitted base and wall units with laminated working surfaces, inset into which is a sink unit with mixer tap with space and plumbing for a washing machine and dryer. There is also a uPVC double glazed window to the side elevation and a door which accesses the garage.

### Family Room/Dining Room

32'6" x 7'3" (9.91m x 2.21m)

This superb addition to the property has wonderful views over the garden and beyond. With aluminium bi-fold doors and 2 uPVC double glazed windows, along with Velux windows which provide ample natural light. This space could also have a variety of different uses and the family room/dining room is open into the sitting room.

### Sitting Room

14'3" x 11'5" (4.34m x 3.48m )

Having a uPVC double glazed French doors to the front elevation and being a wonderful place for relaxation.

## FIRST FLOOR:

Having doors accessing all of the first floor accommodation and a useful storage cupboard.

### Master Bedroom

13'2 x 11'5 (4.01m x 3.48m)

Forming part of the extension, this master bedroom is fitted with uPVC double glazed windows to both the front and rear aspect, as well as having open access in to the walk-in dressing area.

### Dressing Area

11'2 x 9'9 (3.40m x 2.97m)

Having a uPVC double glazed window to the front elevation. A door gives access the en suite shower room.

### En suite Shower Room

Being fully tiled and fitted with a 3 piece suite comprising low flush WC, shower cubicle and vanity wash hand basin with a ladder style towel radiator and light-up demister mirror with shaver point. There is also a uPVC double glazed window to the front elevation.

### Bedroom 2

17'2" max x 11'6" max (5.23m max x 3.51m max )

Having fitted wardrobes to one wall, along with a fitted dressing table allowing for ample storage. This room is also fitted with a uPVC double glazed window to the rear elevation which also commands far reaching views and a door gives access to the en suite shower room.

### En suite Shower Room

Being fully tiled and fitted with a 3 piece suite comprising vanity wash hand basin, low flush WC and shower cubicle. There is also a ladder style radiator and light-up demister mirror with shaver point.

### Bedroom 3

11'4" x 10'0" (3.45m x 3.05m)

Having fitted wardrobes to 2 walls and a uPVC double glazed window to the rear elevation.

### Bedroom 4

9'1" x 8'7" (2.77m x 2.62m )

Currently utilized as an office space but, could also make a 4th bedroom subject to requirements. There is a loft access point and uPVC double glazed window to the rear elevation.





### Bedroom 5

16'8" x 12'9" (5.08m x 3.89m )

This room is currently utilized as a 5th bedroom but, could have a variety of different uses to include further lounge, playroom or games room and has a uPVC double glazed French doors out onto a balcony area to the front elevation, 4 Velux windows and a cupboard which offers useful storage space.

### Bathroom

This contemporary bathroom is fully tiled and fitted with a 4 piece suite comprising freestanding bath with mixer tap, shower cubicle, vanity wash hand basin, low flush WC and matching wall hung cupboard. There is a modern ladder style radiator and a light up demister mirrored cabinet with shaver socket and USB charging point. uPVC double glazed window to the side elevation.



### OUTSIDE:

Access to the development can be gained via electric gates with smart phone audio intercom. This property is situated on one of the largest plots, having ample off-road parking via the block paved drive which leads to the integral garage. To the front, side and rear there are well stocked mature planted gardens predominantly laid to lawn, with protected trees and is fenced for privacy and security. There is also a useful storage shed and paved patio area ideal for entertaining or relaxation in the summer months. There are also dusk to dawn lights around the perimeter of the property.

### Integral Garage

Having an electric door with power and light and housing the underfloor heating systems. The garage also has a personal door to the side of the property. A paved path leads down the side of the garage to the main door and furthermore round to the side and the rear of the property.



### 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 Dewsbury taking the 3rd left onto Blakehall Drive and take the first left onto Park Drive North and at the conclusion of Park Drive electric gates can be seen where this property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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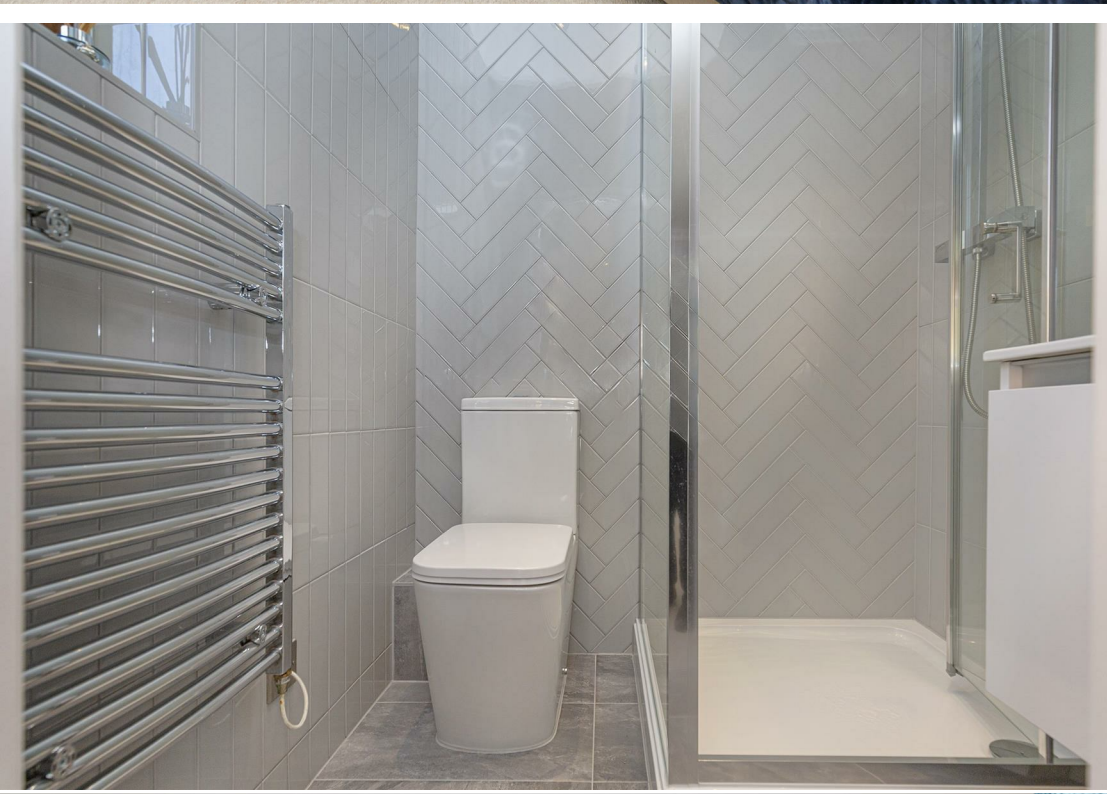
### MORTGAGES:

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.

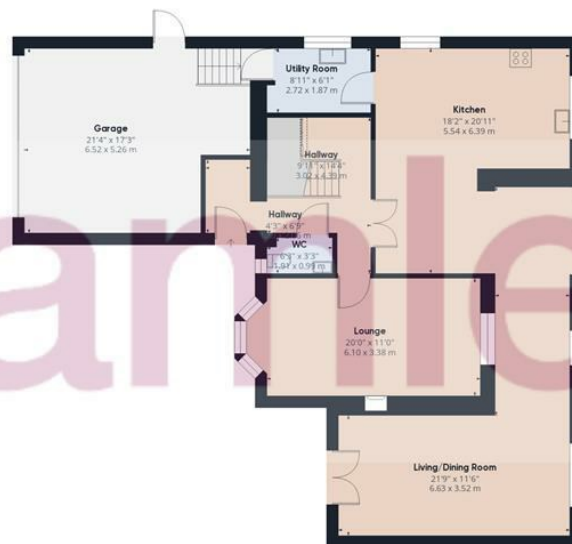








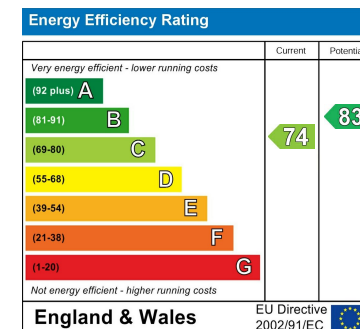




Floor 0



Floor 1



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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