



23 Parker Lane, Mirfield, WF14 9PA

£325,000

bramleys

Bramleys are delighted to welcome to the market, this superbly presented, extended 3 bedroom semi-detached property which is situated in a much sought after area within Mirfield.

Conveniently positioned for access to local amenities including shops and schools, together with Mirfield train station which provides access to nearby towns and cities, as well as a direct link to London.

Features include gas fired central heating, uPVC double glazing and accommodation which briefly comprises:- entrance porch, hallway, lounge, dining kitchen, utility/WC, first floor landing, 3 bedrooms and bathroom.

Externally a driveway provides off road parking, together with garage and gardens to both front and rear.

This property would make an ideal purchase for those with a young and growing family, who are looking for a property which can be occupied with the minimum of expense. An early internal viewing is highly recommended to avoid disappointment.





GROUND FLOOR:

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

Entrance Porch

With a tiled floor, uPVC double glazed windows and further entrance door which leads into the property.

Entrance Hall

With wood effect flooring throughout, the entrance hall is fitted with a central heating radiator, uPVC double glazed window to the side elevation, staircase rising to the first floor with useful understairs storage cupboard and doors accessing the ground floor accommodation.

Lounge

13'3" x 11'1" (4.04m x 3.38m)

Enjoying an abundance of natural light from the bay window which is uPVC double glazed, this welcoming reception room has a feature brick built inglenook fireplace, ceiling coving and a central heating radiator.

Dining Kitchen

22'1" x 10'2" max (6.73m x 3.10m max)

This modern kitchen has a range of fitted wall and base units, laminated work surfaces, inset 1.5 bowl ceramic sink unit with side drainer and mixer tap, induction hob, stainless steel extractor fan above, integrated double built in ovens, including a microwave, dishwasher, fridge, freezer, complementary undercounter lighting, wood effect flooring throughout and a central heating radiator. The kitchen area leads into the dining area extension, with views over the rear garden, a central heating radiator and uPVC sliding doors which give access to the rear garden.

Utility

13'11" max / 12'3" min x 6'8" max (4.24m max / 3.73m min x 2.03m max)

A well proportioned room which has uPVC double glazed windows to the rear elevation and a uPVC double glazed exterior door which accesses the garden. There are base units which house the free standing automatic washing machine and there are further storage units. A door accesses a useful pantry and a further door accesses the WC.

WC

Furnished with a 2 piece suite comprising of a vanity wash hand basin and low flush WC.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation.

Bedroom 1

12'5" max x 8'9" max (3.78m max x 2.67m max)

The master bedroom is situated to the front of the property and has ample natural light by way of the uPVC double glazed bay window and there is also a central heating radiator,

Bedroom 2

11'5" x 8'8" (3.48m x 2.64m)

A generously sized second bedroom with views over the garden, having a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'3" x 5'11" (2.51m x 1.80m)

Currently used as an office, another good sized single bedroom situated to the front of the property, fitted with a uPVC double glazed window and central heating radiator.

Bathroom

This contemporary bathroom is fitted with a 4 piece suite which comprises a freestanding roll top bath with mixer tap and shower attachment, a shower cubicle, wash hand basin and low flush WC. Being tiled to the floor and having half panelling to the walls along with a central heating radiator and 2 uPVC double glazed windows to the rear and side elevations.

OUTSIDE:

To the front of the property there is a block paved driveway which provides ample off road parking, the front garden is predominantly laid to lawn with mature planted hedges and borders, the paved path leads down the side of the property through a gate to the rear garden. The rear garden has a superb paved patio area which is ideal for entertaining in the summer months, steps lead down to a lawned garden which has mature planted borders, further seating area at the bottom of the garden and the rear garden is fenced and hedged for security and privacy.

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.

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.**

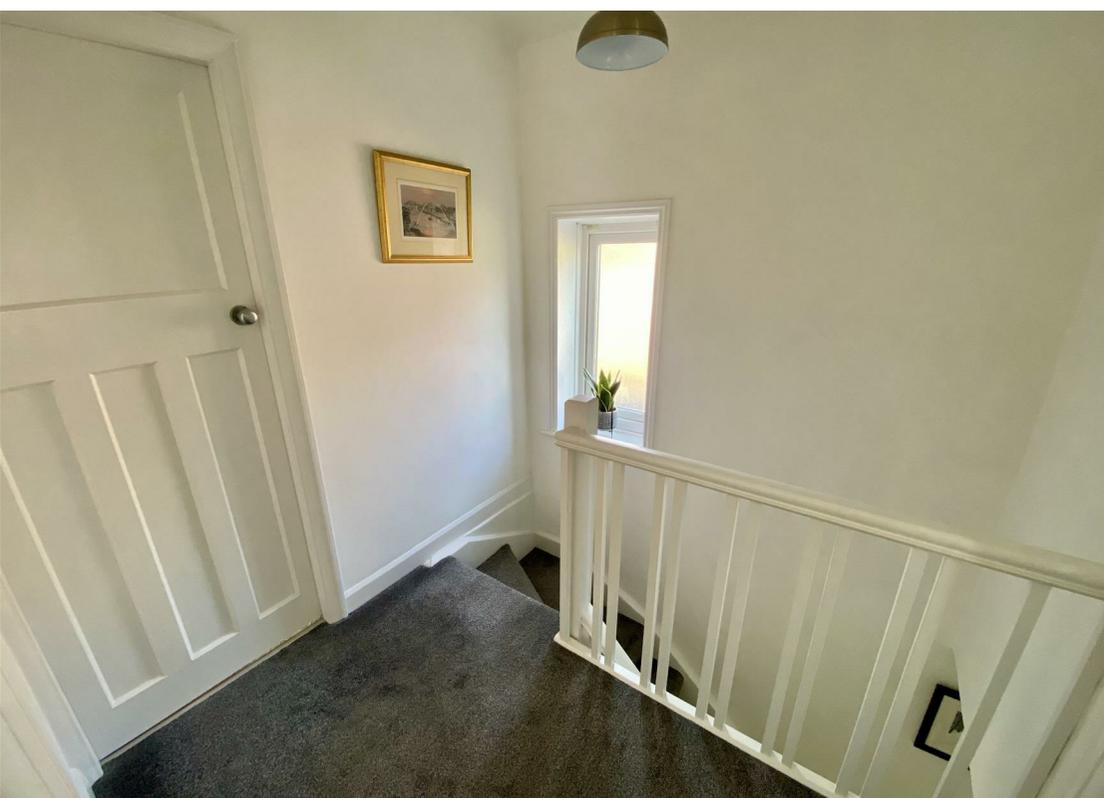
ONLINE CONVEYANCING SERVICES:

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.

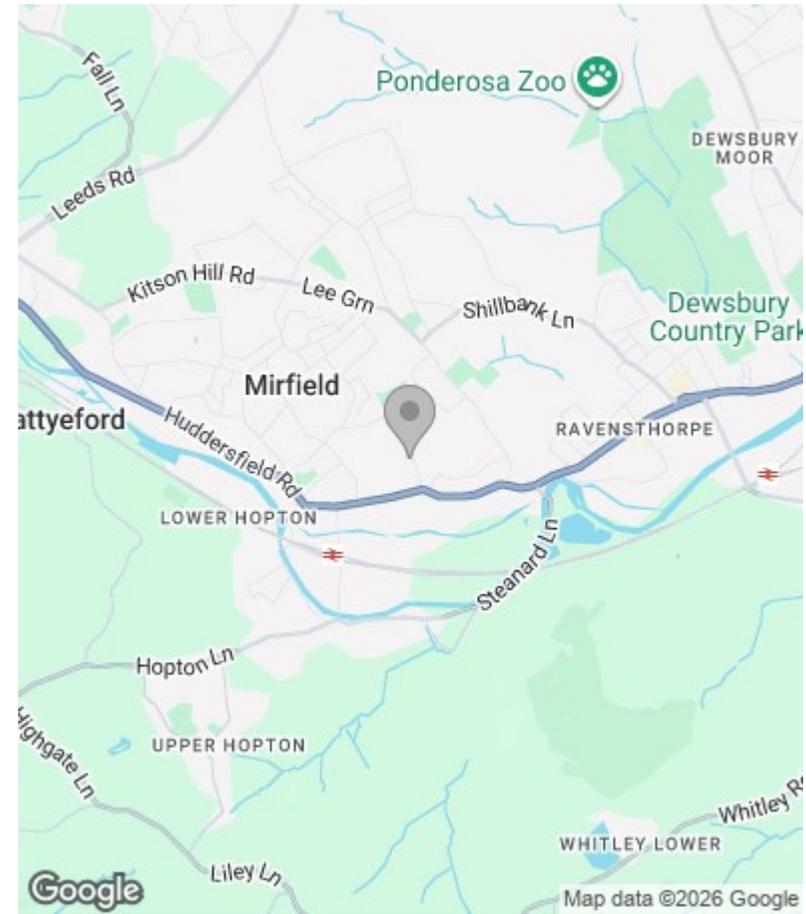
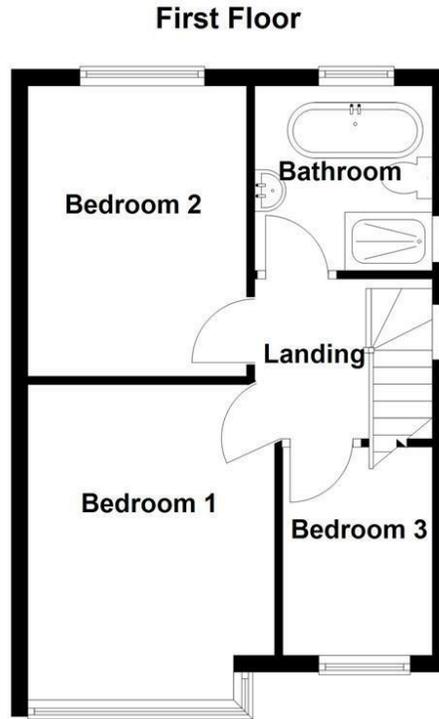
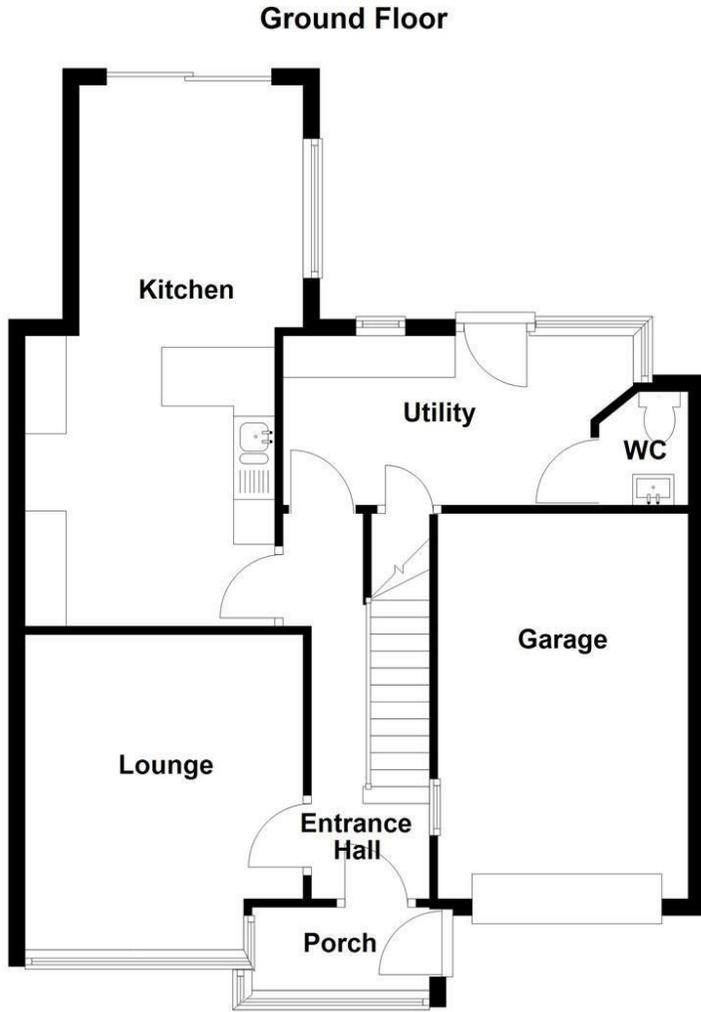
VIEWINGS:

Please call our office to book a viewing on 01924 495334.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	67	
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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