



8 Crowlees Gardens, Mirfield, WF14 9NZ
£649,950

bramleys

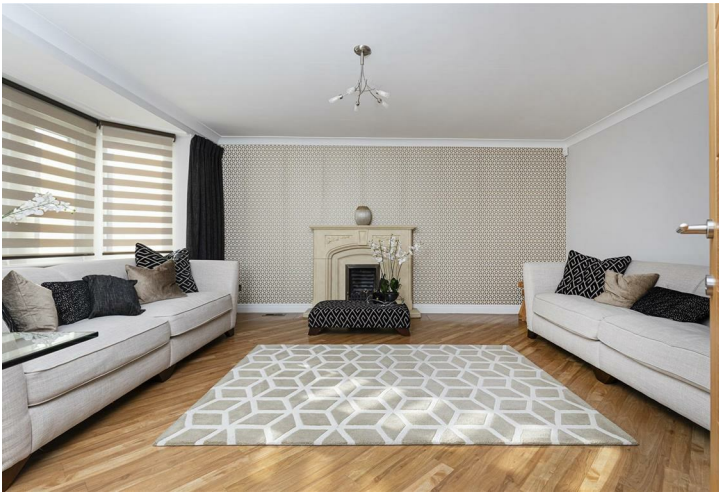
NO UPPER CHAIN

Situated on a select development of executive homes within a much sought after area of Mirfield is this well presented, 5 bedroom extended detached home.

Offering quality fixtures and fittings throughout, together with accommodation comprising:- entrance hall, lounge, sitting room, cloakroom/WC, kitchen, utility room, dining room and orangery. To the first floor there are 5 bedrooms (2 with en suite) and family bathroom.

Externally there are gardens to both front and rear, together with an integral double garage benefiting from a Hypervolt 7.2kw electric EV charger. This property is ideally placed for well regarded local schooling, as well as excellent commuter links especially the rail links to neighbouring town and cities, together with direct access to London.

An internal viewing is highly recommended to fully appreciate the location and quality of accommodation on offer.





GROUND FLOOR:

Enter the property through a composite and glazed external door.

Entrance Hall

This welcoming entrance hallway has Karndean flooring, with decorative feature. There is an oak staircase which rises to the first floor, central heating radiator, access to a useful cloakroom and further doors accessing the ground floor accommodation.

Lounge

15'3" x 14'2" (4.65m x 4.32m)

This well proportioned reception room has ample light through uPVC double glazed windows to the front elevation. The main feature of the room is a stone fireplace with back, hearth and inset gas fire. There is also a continuation of the Karndean flooring and a central heating radiator.

Cloakroom/WC

With Karndean flooring and furnished with a 2 piece suite comprising of a pedestal wash hand basin and low flush WC.

Sitting Room

17'5" x 12'9" (5.31m x 3.89m)

This room can offer a variety of uses, subject to requirements. With a uPVC double glazed window to the side elevation, central heating radiator and a door accessing the garage.

Dining Kitchen

18'5" x 9'7" (5.61m x 2.92m)

This good sized kitchen has been comprehensively fitted with wall and base units, laminated work surfaces, two wine racks, tiled splashbacks, 1.5 bowl stainless steel sink with side drainer and mixer tap, integrated fridge, Neff oven and grill, wine fridge, Neff 5

ring gas hob with extractor fan over and Neff integrated dishwasher. There is complementary lighting, breakfast bar area with seating for 4 people, central heating radiator, uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors which access the rear garden. A further door provides access to the utility and a set of double doors lead through to the dining area and orangery.

Utility Room

13'1" x 8'6" (3.99m x 2.59m)

An excellent sized utility room with ample wall and base units, integrated freezer, space/plumbing for a washing machine and space for a dryer. There is also a central heating radiator and a uPVC double glazed exterior door accessing the rear garden.

Dining Room/Orangery

22'7" x 13'2" (6.88m x 4.01m)

This generous reception room is fitted with Karndean flooring throughout, the dining area has contemporary lighting and is open to the orangery. The orangery has ample natural light through 4 Velux style windows to the ceiling, together with a uPVC window to the rear and set of Bi-fold accessing the rear garden. There are also 2 contemporary vertical wall radiators.

Bedroom 1

17'5" max x 16'4" max (5.31m max x 4.98m max)

This superb master bedroom is of a generous size, fitted with wardrobes with mirrored fronts, wood effect laminate flooring, uPVC double glazed window to the front elevation, central heating radiator and door accessing the en suite.

FIRST FLOOR:



Landing

Having a loft access point and doors accessing all of the first floor accommodation. There is also a cupboard which houses the water cylinder with solar thermal heating.

En suite Shower Room

Furnished with a 3 piece suite comprising of a corner shower, pedestal wash hand basin and low flush WC. There is a towel radiator, Velux window, and full tiling to both the walls and floor.

Bedroom 2

14'2" x 11'5" (4.32m x 3.48m)

Fitted with Karndean flooring, mirrored sliding wardrobes to one wall, a uPVC double glazed window to the front elevation and door accessing the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower, pedestal wash hand basin and low flush WC. The walls and floor are fully tiled.

Bedroom 3

13'3" x 12'1" (4.04m x 3.68m)

Another good sized double bedroom, having fitted wardrobes, a uPVC double glazed window to the side elevation, 2 Velux style windows and a central heating radiator.

Bedroom 4

11'8" x 11'1" (3.56m x 3.38m)

With fitted wardrobes and shelving to one wall, there is also a central heating radiator and uPVC double glazed window which overlooks the rear garden.

Bedroom 5

11'2" x 6'9" (3.40m x 2.06m)

Currently used as a study, but could be a further

bedroom. With a central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 4 piece suite comprising of a bath, shower cubicle, vanity wash hand basin with storage cupboards, and low flush WC. There is full tiling to the walls and floor, towel radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a substantial block paved driveway which provides off road parking for a number of vehicles and leads to the garage, together with a lawned garden and mature tree. To the rear there is a lawned garden, with mature planted borders, trees and paved patio seating area. An ideal space for entertaining during the summer months.

Garage

With electric door, power and light. There is also a Hypervolt 7.2kw EV car charger.

PLEASE NOTE

The property is equipped with CCTV and Texecom Premier Elite alarm system with Smartcom.

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 Mirfield via Huddersfield Road in the direction of Dewsbury, turning left onto Knowl Road. Turn right onto Crowlees Road and follow



the road round and on the bend turn left onto Richard Thorpe Avenue and then left again onto Crowlees Gardens.

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

237.7 m²
2558 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	74	77
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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