



3 Norman Road, Mirfield, WF14 9SR
£250,000

bramleys

Situated in an ever popular location, is this well presented and spacious semi detached house. Available with no onward chain, the property provides a spacious modern breakfast kitchen, bathroom and shower room, together with uPVC double glazing and a gas central heating system.

Offering versatile 2/3 bedroomed accommodation which comprises in brief: ground floor entrance hall, 2 reception rooms, ground floor bedroom and shower room.

To the first floor there is a landing area which provides potential office space, bathroom and a master bedroom with a dressing room.

This really would make an ideal family home. Enjoying garden areas to both front and rear, along with driveway parking and a single garage with electric door.

Having local amenities, well regarded schooling and major road and rail links nearby.



GROUND FLOOR

Entrance Hall

Accessed via a side uPVC door and having a central heating radiator and two useful storage cupboards. A turned staircase leads to the first floor accommodation.

Lounge

17'7" x 12'4" (5.36m x 3.76m)

A good sized lounge, overlooking the front of the property and having a full height uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Bedroom 2

9'7" x 9'5" (2.92m x 2.87m)

Having a uPVC window overlooking the front and a central heating radiator.

Shower Room

A modern shower room furnished with a walk-in shower cubicle, a wash basin and a WC. There is tiling to the walls and a wall hung ladder style radiator.

Breakfast Kitchen

12'2" x 11'5" (3.71m x 3.48m)

This modern kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over and inbuilt under oven, along with an integrated washing machine and a dishwasher. The worktops extend to form a seating/eating area and there is a central heating radiator and a uPVC window. A door leads to into the rear porch.

Rear Porch

Being uPVC in construction and having an exterior door out to the rear.



Dining Room/Bedroom 3

9'7" x 7'4" (2.92m x 2.24m)

Overlooking the rear, having a uPVC window and central heating radiator.

FIRST FLOOR

Galleried Landing/Study Area

A good sized space, perfect for working from home. With two uPVC windows and a central heating radiator.

Master Bedroom

12'6" x 12'2" (3.81m x 3.71m)

This spacious master bedroom overlooks the front of the property. Fitted with a central heating radiator and a uPVC window. A door leads to the dressing room.

Dressing Room

With some limited headroom, this versatile space has built-in storage.

Bathroom

This spacious and contemporary bathroom is furnished with a three piece suite comprising of a shaped bath with shower over and shower screen, a wash basin and a WC. There is tiling to the walls, a uPVC window and a central heating radiator. A door leads to a storage cupboard which houses the central heating boiler.

OUTSIDE

To the front of the property is a lawned and planted garden. A lengthy side driveway provides ample off road parking and leads to a single garage with electric door. The rear garden has a lawn with paved patio beyond.

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:

C

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:

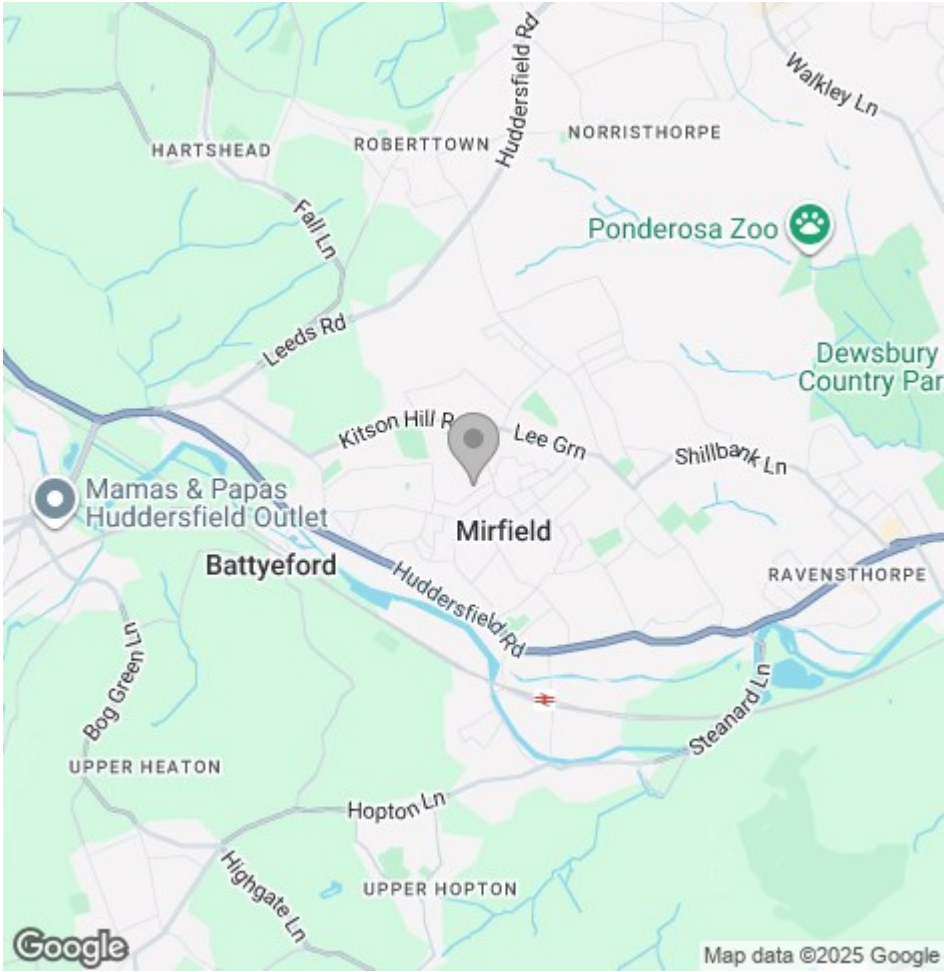
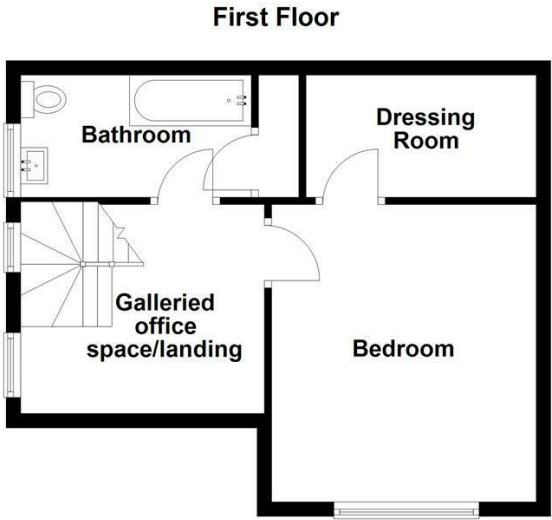
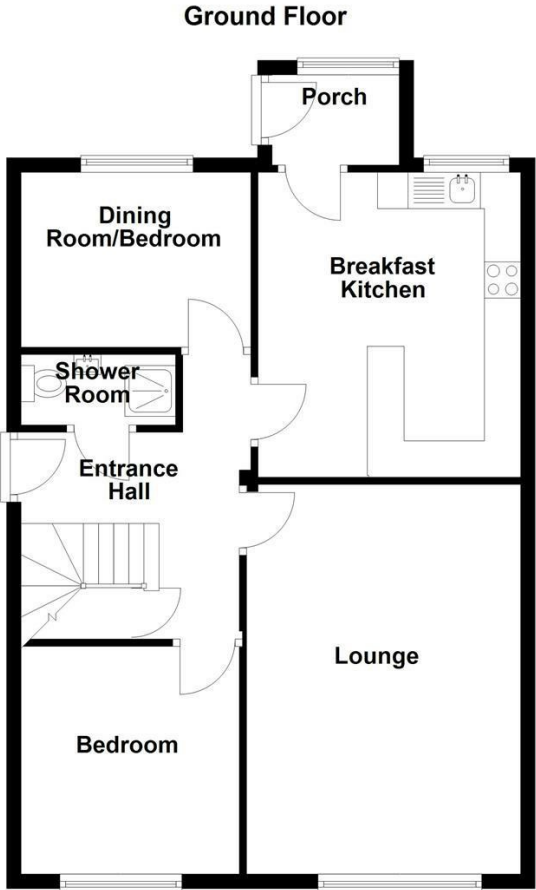
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

