



118 Northway, London Park, Mirfield, WF14 0LT
Offers Over £200,000

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An early viewing is the only way to fully appreciate this impressive 3 bedroomed property. Having undergone a program of updating works in recent years, this is a ready to move into home of which no expense has been spared. Boasting a modern dining kitchen with integrated appliances and island, a versatile snug/dining room, a large lounge with feature fireplace and log burner, 3 good sized first floor bedrooms and a contemporary bathroom with underfloor heating. Located on a good sized plot with extensive enclosed garden. ample off road parking and a garage with workshop. Situated in an ever popular area and ideal for family occupation, this is a property not to be missed! Solar Panels.





GROUND FLOOR

Entrance Hall

Accessed via a composite front door and having a central heating radiator and stairs to the first floor accommodation.

Lounge

18'6" x 11'6" (5.64m x 3.51m)

This good sized lounge is beautifully presented and has windows to both front and rear, along with a central heating radiator. To one wall is an exposed brick fireplace with with hearth, timber mantel and log burning stove.

Dining Kitchen

13'3" x 10'11" (4.04m x 3.33m)

This impressive kitchen has been recently refitted with a good range of wall and base units with work surfaces, splashbacks and inset sink unit with mixer tap and drainer. Integrated

within the kitchen are a various appliances including a double oven, a hob with extractor hood over and a fridge freezer. A central island provides perfect eating space and provides additional under storage cupboards. A window overlooks the rear and an exterior door leads out to the garden, The kitchen is open plan into the dining room/snug.

Dining Room/snug

8'0" x 7'4" (2.44m x 2.24m)

A versatile room with two uPVC windows and a built in cupboard.

FIRST FLOOR

Landing

Having a useful storage cupboard and a window overlooking the rear garden.





Bedroom 1

12'4" x 10'7" (3.76m x 3.23m)

Situated to the the front, this spacious master bedroom has a window, a central heating radiator and built in storage/wardrobe space.

Bedroom 2

10'9" x 9'6" (3.28m x 2.90m)

Another good sized double bedroom with a window to the front and a central heating radiator.

Bedroom 3

8'2" x 7'8" (2.49m x 2.34m)

Overlooking the rear garden and having a central heating radiator.

Bathroom

A contemporary bathroom furnished with a shaped bath with shower over and shower screen, along with a WC and wash basin set within a vanity unit. There is complimentary floor and wall tiling, a window and underfloor heating.

OUTSIDE

To the front of the property is a large low maintenance garden area, providing ample off road parking facilities. This in turn leads to a larger than average garage/workshop with double doors to the front. a side personal access door and a window. The garaging has power and lighting, and has plumbing and space for a washing machine. The whole garden has recently had new fencing and the private and extensive south facing rear garden has a sizeable patio/eating space with steps down to a large lawned garden which will be ideal for those with children or pets and provides a fantastic relaxation space.



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:

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.

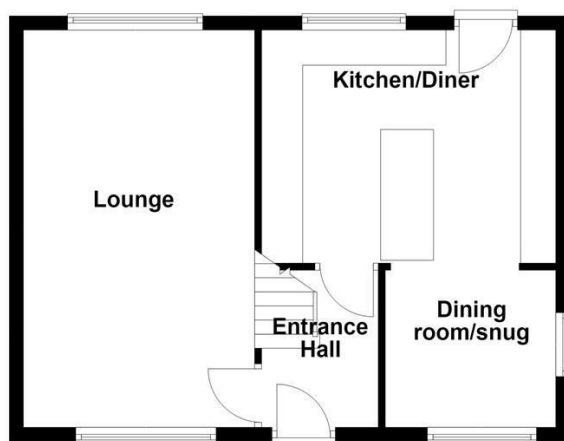
ONLINE CONVEYANCING SERVICES:

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.

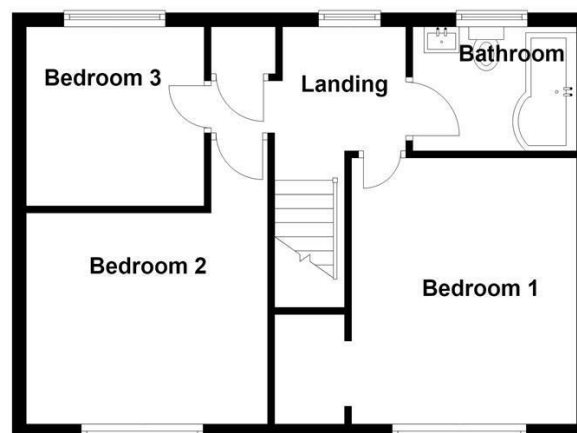




Ground Floor



First Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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