



22 Bank Street, Mirfield, WF14 9QF
£350,000

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*Deceptive from the outside, this home must be viewed internally to be fully appreciated. Early viewing is highly recommended to truly experience the space, comfort, and potential on offer.

A wonderful opportunity to acquire this generously sized and deceptively spacious 1960s three bedroom detached bungalow, ideally situated in the highly desirable area of Mirfield. The property benefits from close proximity to excellent local schools, convenient commuter links, and a range of amenities - making it an ideal choice for family buyers or those seeking ground floor living.

Occupying a generously sized plot, the home enjoys beautifully enclosed gardens to the side and rear, adorned with mature shrubbery and established planting. A delightful flagged patio area provides the ideal space for outdoor dining, while the expansive lawn offers a peaceful retreat.

The property also boasts a private driveway and garage, providing ample off-street parking.

Internally, the home features a bright and spacious open-plan kitchen, dining, and living area, bathed in natural light from large windows. The welcoming lounge is centred around a charming open fireplace, creating a cosy focal point for colder months.





ENTRANCE HALL

Access via a door into a spacious entrance hall, where there is a window to the front elevation, a useful cloaks cupboard and storage cupboard and two central heating radiators.

LOUNGE

17'9 x 12'4 (5.41m x 3.76m)

A spacious open plan lounge with two central heating radiators and enjoying ample light via a large double glazed window and double glazed sliding doors to the rear elevation. The focal point of the room is the open fireplace set into a decorative mantel and surround.

DINING ROOM

17'9 x 8' (5.41m x 2.44m)

With a central heating radiator and large window to the side elevation.

KITCHEN

12'3 x 7'8 (3.73m x 2.34m)

Having a range of gloss fronted wall, drawer and base units with granite worksurfaces and a 1.5

bowl stainless steel sink with granite drainer. Integral appliances include a 5 ring gas hob with extractor hood over, shoulder level double oven, dishwasher and fridge freezer. There is a uPVC double glazed window to the front elevation and a door leading to the side porch. There is also access to the loft via a loft hatch.

SIDE PORCH

Having a window and an external door leading to the garden.

BATHROOM

A four piece suit comprising a low flush w.c, wash hand basin with vanity unit under, a glass shower enclosure with rainfall showerhead attachment and a ceramic bath. There is tiling to the full ceiling height, a chrome heated towel rail and a window to the front elevation.

BEDROOM

9'10 x 9'10 (3.00m x 3.00m)

A good sized room with space for a wardrobe and a double bed. There is a central heating radiator and a uPVC double glazed window to the rear elevation.



BEDROOM

11'4 x 6'9 (3.45m x 2.06m)

Having a central heating radiator and window to the front elevation.

BEDROOM

12'2 x 12' max (3.71m x 3.66m max)

A sizeable double bedroom with space for a wardrobe, and having a central heating radiator and a uPVC double glazed window to the rear elevation.

GARAGE

Roller shutter door, and window to the side elevation.

EXTERNAL

Front external: To the front of the property there is a driveway leading to the garage which provides off street parking, and a pathway which leads to the front door and down the side to the gardens.

Side external: The property enjoys beautiful matured gardens with plants and shrubbery and leads to a summer house and shed. A pathway continues down the side, to the rear external.

Rear external: To the rear, the property boasts a garden laid predominantly to lawn with matured plants and shrubbery boundaries. There is also a flagged patio area ideal for alfresco dining.

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.

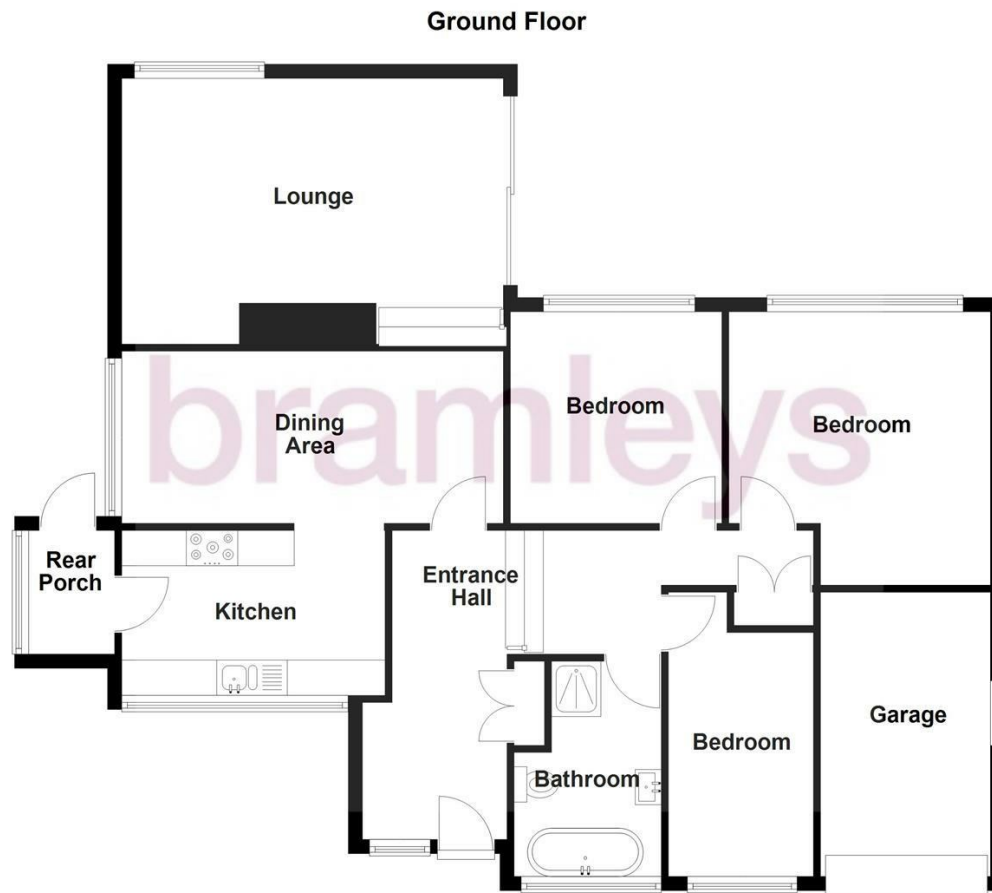
ONLINE CONVEYANCING SERVICES:

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.









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		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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