



3 Quarryside Road, Mirfield, WF14 9QG  
£455,000

bramleys





Offered for sale with no vendor chain, is this well presented 4 bedroom extended detached house which is situated in a lovely backwater location.

Enjoying far reaching views and a south facing garden, the property is further enhanced by gas fired central heating and uPVC double glazing.

With accommodation briefly comprising:- dining kitchen, lounge, dining room, sun room, shower room, sauna, first floor landing, 4 bedrooms, en suite to the master bedroom and a family bathroom.

Externally there is off road parking for a number of vehicles, integral garage and garden to the rear.

Ideally placed for Mirfield town centre and all the amenities there including excellent motorway links and rail links to nearby towns and cities, including direct links to London.

An internal viewing is highly recommended to fully appreciate the locality of this property.









## GROUND FLOOR:

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

### Dining Kitchen

24'3" x 9'4" (7.39m x 2.84m)

Fitted with a range of gloss kitchen units with work surface and inset 1.5 bowl stainless steel sink unit with mixer tap. There is a breakfast bar area which seats up to 4 people and further integrated appliances include a fridge, freezer, dishwasher and washing machine, with space for a freestanding range style cooker. The kitchen also has a fitted stainless steel extractor fan, fully tiled floor, central heating radiator, uPVC double glazed window to the front elevation, along with a set of uPVC French doors. A door leads through to the inner hallway.

### Inner Hallway

With stairs rising to the first floor and doors into:-

### Lounge

12'4" x 12'0" (3.76m x 3.66m)

This cosy lounge has a feature multi-fuel fireplace with decorative timber surround and tiled back and hearth. There is a central heating radiator and the lounge is open into the dining room.

### Dining Room

9'8" x 8'6" (2.95m x 2.59m)

With a central heating radiator, uPVC double glazed window overlooking the rear garden and views beyond. There are a set of timber doors which give access to the sun room.

### Sun Room

21'4" x 9'7" (6.50m x 2.92m)

A fantastic addition to the existing accommodation, the sun room takes full advantage of the views over the garden and beyond. Fitted with a central heating radiator and uPVC double glazed sliding doors.





### Shower Room

Being part tiled and furnished with a corner shower cubicle, pedestal wash hand basin and a low flush WC. A door accesses the integral garage.

### Sauna

Ideal for relaxation with timber bench seating.

### FIRST FLOOR:

#### Landing

With a loft access point and doors accessing all of the first floor accommodation, along with a useful storage cupboard.

#### Bedroom 1

13'4" x 11'9" (4.06m x 3.58m)

With fitted wardrobes to one wall, this master bedroom has a uPVC double glazed window which provides far reaching views across the valley. There is also a central heating radiator and a door which accesses the en suite.

#### En suite

Furnished with a 4 piece suite, this generously sized en suite bathroom has a walk-in shower, freestanding modern bath with mixer taps, pedestal wash hand basin and low flush WC. There is also a ladder style radiator and uPVC double glazed window to the front elevation.

#### Bedroom 2

12'0" x 11'6" (3.66m x 3.51m)

With a set of fitted wardrobes, this room is situated to the rear of the property and has a uPVC double glazed window and central heating radiator.

#### Bedroom 3

11'9" x 9'4" (3.58m x 2.84m)

A third bedroom of double proportions, situated to the front of the property. With a uPVC double glazed window and central heating radiator.

#### Bedroom 4

8'4" x 6'9" (2.54m x 2.06m)

Currently used as a study. There is a central heating radiator and a uPVC double glazed window to the rear elevation.

#### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There are tiled splashbacks, a fully tiled floor and wall panelling. There is also a uPVC double glazed window.

#### OUTSIDE:

To the front of the property there are 2 driveways, one of which is tarmacked and leading to the garage, the second one which is pebbled and allows parking for a number of vehicles (including motorhome if required). The rear garden is tiered and takes full advantage of the sun and far reaching views across the valley. There are mature planted borders, lawn and composite decked seating area which is ideal for entertaining during the summer months.

#### Garage

With up and over door, power and light.

#### 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 the Mirfield office via Huddersfield Road travelling in the direction of Huddersfield continuing for three quarters of a mile before taking the right hand fork onto Stocksbank Road. After a short distance turn right onto Bank Street and towards the top of the road turn right onto Quarryside Road. The property will be found towards the end on the right hand side clearly identified by the Bramleys for sale board.

#### 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.



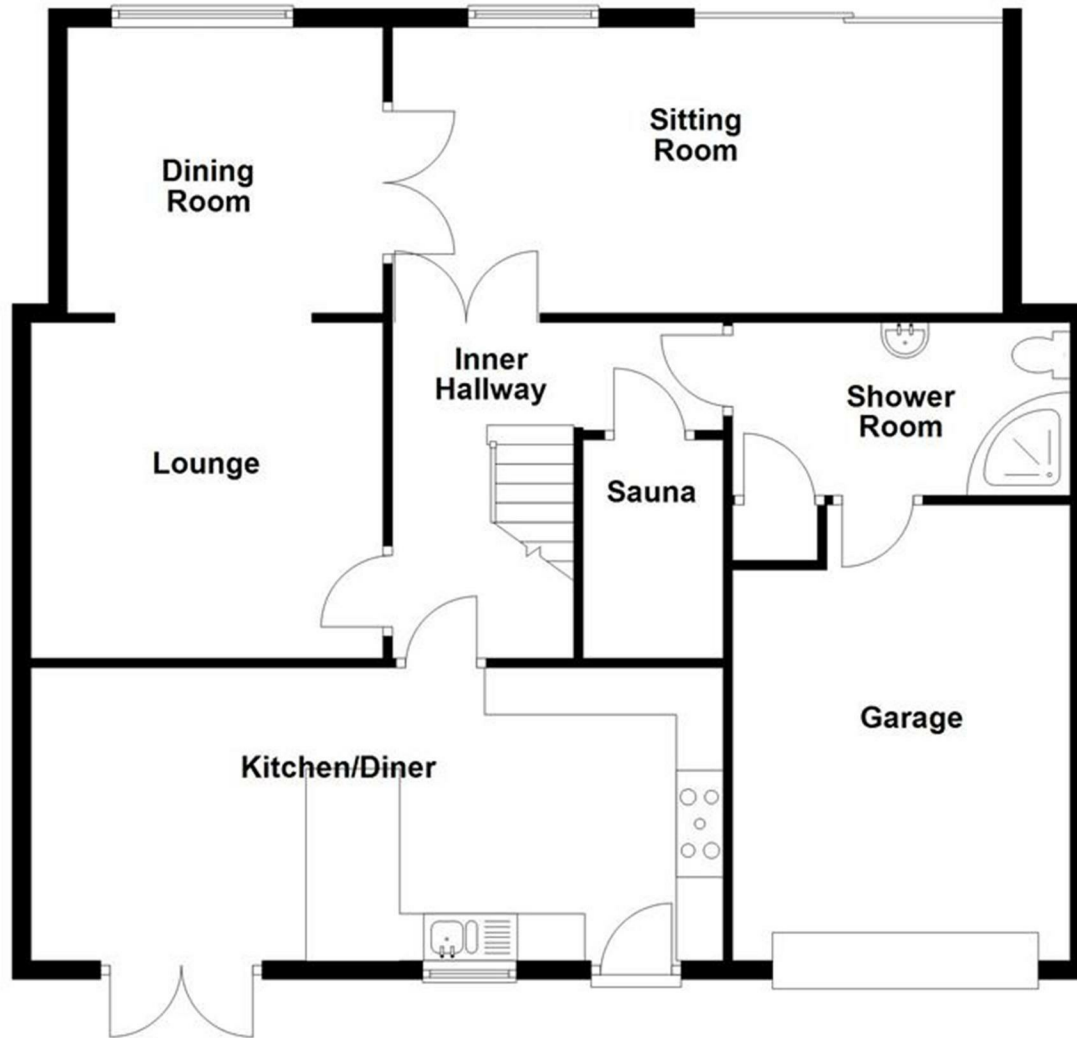






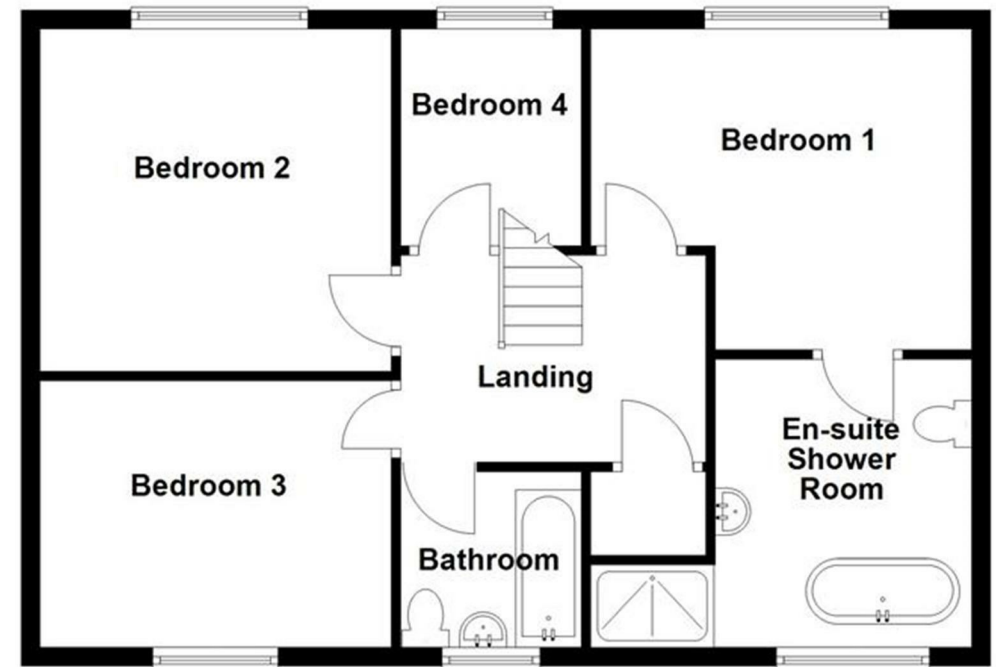


## Ground Floor



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	64	72
	EU Directive 2002/91/EC	

## 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

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