



2b Sands Lane, Mirfield, WF14 8HJ
£350,000

bramleys



Situated in one of the most sought after areas within Mirfield, is this immaculately presented stone built semi-detached barn conversion. This property would make a superb purchase for a professional couple and is handily placed for motorway access and the train station within Mirfield centre, providing access to nearby towns and cities ideal for those looking to commute.

Conveniently positioned for access to District Golf Club and Arthurs café bar all the amenities within Mirfield town centre.

Features include a security alarm system, uPVC double glazing and gas fired central heating. There are newly fitted carpets and flooring.

Accommodation briefly comprising:- entrance hall, dining kitchen, lounge, cloakroom/WC, 3 first floor bedrooms and a bathroom. Cottage style oaks doors throughout. Externally there is a gated shared drive, outside seating area and detached garage with remote electric door. There is a space next to the garage which could be easily converted into a further garden area.

An internal viewing is highly recommended to fully appreciate the beautiful locality of this property and the quality of accommodation on offer.

GROUND FLOOR:

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

Entrance Hall

With a useful storage cupboard housing the gas boiler, central heating radiator, staircase rising to the first floor and a uPVC double glazed window.

Kitchen

17'0" max x 14'6" max (5.18m max x 4.42m max)

A newly fitted sage green shaker-style kitchen. A space that blends timeless charm with modern functionality. The classic shaker-style doors with subtle panelling with a nod of traditional craftsmanship while feeling fresh and contemporary. Complementing the cabinets are crisp white worktops and upstands, offering a clean contrast and enhancing the room's airy feel. Integrated appliances are seamlessly tucked away : a fridge, freezer, dishwasher., a sleek double oven and a touch control electric hob and extractor fan all blend harmoniously with the cabinets, keeping the aesthetic uncluttered and streamlined. There's a designated space for a washing machine, tucked neatly into

the layout for practicality without disrupting the visual flow. A standout feature is the white granite sink, robust yet elegant, paired with a brass mixer tap that adds a touch of warmth and sophistication. The brass detailing subtly complements the green tones of the cabinets, tying the design together. Overhead, Oak feature beams draw the eye upward, adding texture and natural character. They beautifully frame the space, infusing it with rustic warmth and charm. The dining area flows naturally from the kitchen, ideal for casual family meals or entertaining guests. Abundant of natural light floods the room through a large windows. The overall effect is a welcoming, light-filled kitchen/dinner that's both stylish and supremely functional.

Dining Area

The dining room exudes rustic elegance, harmonizing traditional charm and modern functionality. Dominating one wall is a barn-style arched window, allowing natural light to pour in. To one side, barn-style sliding oak and glass doors separates the dining space from the lounge. The door slides smoothly on a black iron hardware. Overhead, oak beams run across the ceiling, and a central heating radiator. The overall

ambiance is cozy yet airy, perfect for a family meals or gatherings, where rustic charm meets contemporary living.

Lounge

15'5" x 11'1" (4.70m x 3.38m)

The lounge has a warm, rustic charm, with exposed oak beams above. The focal point is a beautiful natural stone fireplace, with oak lintel. Inside the fireplace, a gas log burner effect fire. There is also a gas central heating radiator. A large, arched barn window allow the light to pour in. The lounge flows naturally from the dining room, where the two spaces are united by their open-plan layout, with the option of the sliding doors creating airy, spacious atmosphere or a cosy snug lounge. A door off to the side leads into the hallway, providing access to other areas of the home while maintaining the openness and easy flow of the living spaces.

Cloakroom/WC

Furnished with a modern 2 piece suite comprising of a low flush WC, vanity wash hand basin and there is full tiling to the walls and new flooring, along with a central heating radiator and an extractor fan.



FIRST FLOOR:

Landing

A bright and airy landing at the top of a staircase, bathed in natural light from large windows. The space feels open and inviting, thanks to a glass and oak balustrade. To one side of the landing, there is space for a little office area. This landing serves as both a transitional space and calm, productive corner - perfectly balancing form and function with a modern yet timeless feel.

Master Bedroom

13'10" x 9'2" (4.22m x 2.79m)

With sealed unit double glazed windows to both the side and a portal style window to the rear elevations, a central heating radiator and fitted wardrobes full width of the room which allow for ample hanging and storage space.

Bedroom 2

14'10" max x 8'5" max (4.52m max x 2.57m max)

A second bedroom of double proportions, having a central heating radiator and a sealed unit double glazed window to the front elevation.

Bedroom 3

8'9" x 7'8" (2.67m x 2.34m)

With a sealed unit double glazed window to the rear elevation and a central heating radiator.

Bathroom

A modern bathroom which is furnished with a 4 piece suite comprising of a corner panelled bath, shower cubicle with glass shower door, pedestal wash hand basin and low flush WC. There are ceiling spotlights, extractor fan, central heated towel rail, full tiling to the walls and new flooring and a sealed porthole style double glazed window.

OUTSIDE:

To the front of the property there is a shared gated driveway which leads past the adjacent property to the single car garage. Immediately outside the front door is a small paved seating area and there is the

possibility to create a further seating area next to the garage.

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 and upon passing Church Lane on the left hand side, take the next right into Steanard Lane and then the first left into Sands Lane. The property will be found after short distance on the right hand side, clearly identified by the Bramleys for sale sign.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 	



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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