



5 Chestnut Meadows, Mirfield, WF14 0HH  
Offers Over £200,000

**bramleys**





Ideally suited to first time buyers or young families alike is this 3 bedroom semi detached property situated in a pleasant cul-de-sac. Situated close to amenities including shops, schools and public transport links and having internal features such as gas fired central heating, alarm system and uPVC double glazing throughout. The property has a layout that comprises: entrance vestibule, lounge, dining room, kitchen, conservatory, 3 first floor bedrooms, bathroom and externally there is a drive, garage and gardens to both the front and rear. An internal viewing is recommended to fully appreciate the potential this property has to offer.

## GROUND FLOOR

Enter the property via a composite and glazed exterior door into the entrance vestibule.

### Entrance Vestibule

Having a staircase rising to the first floor, a central heating radiator and a door accessing the lounge.

### Lounge

15'5 x 12'1 (4.70m x 3.68m)

A good sized lounge with a uPVC double glazed bay window to the front of the property and having a central heating radiator. The main focal point of the room is a living flame gas fire set within a modern surround with back and hearth. There is a useful understairs storage cupboard.

### Dining Room

9'2 x 8'3 (2.79m x 2.51m)

Having a central heating radiator, a door accessing the kitchen and sliding patio doors to the conservatory

### Kitchen

8'5 x 6'5 (2.57m x 1.96m)

Fitted with a range of base and wall units with laminated working surfaces and tiled splash backs, inset into

which is a circular sink and drainer with a mixer tap. There is a 4 ring gas hob with electric oven beneath and extractor fan over along with space and plumbing for an automatic washing machine.

### Conservatory

9'2 x 6'5 (2.79m x 1.96m)

Having uPVC double glazed windows to 3 elevations and uPVC double glazed french doors.

## FIRST FLOOR

### Landing

having a uPVC double glazed window to the side elevation, storage cupboard and doors accessing all of the first floor accommodation.

### Bedroom 1

9'7 x 8'3 (2.92m x 2.51m)

Having a uPVC double glazed window overlooking the rear garden, a central heating radiator and fitted robes to one wall.

### Bedroom 2

9'5 x 7'6 (2.87m x 2.29m)

Situated to the front of the property an having a uPVC double glazed window and a central heating radiator.





### Bedroom 3

7'6 x 6'4 (2.29m x 1.93m)

A 3rd bedroom of single proportions having a uPVC double glazed window and a central heating radiator.

### Bathroom

Fitted with a 3 piece suite comprising a panelled P bath with shower over and curved glass shower screen, pedestal wash hand basin and low flush W.C. Being tiled to the walls and having a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a lawned and gravelled garden with a tarmacadam drive to the side that leads to the garage which has an up and over door, power and light. The rear garden is split into a good size patio area with stainless steel and glass balustrade divide which is then open into a lawned garden and further patio that is walled.

### 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:

B

### MORTGAGES:

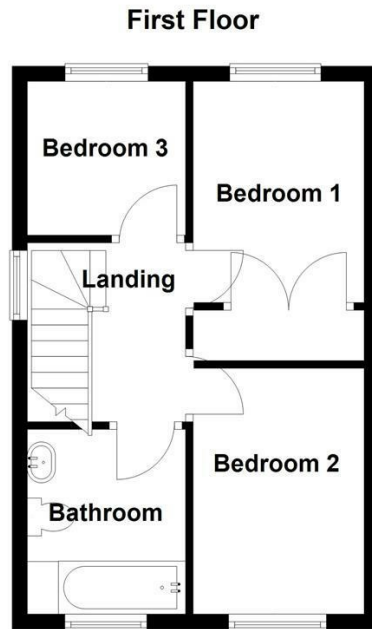
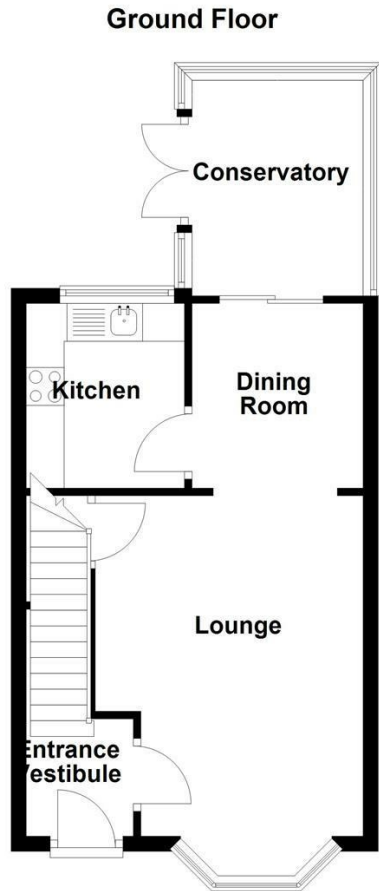
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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