



71 Oakleigh Gardens, Mirfield, WF14 8QE
£239,500

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This well presented 3 bedroom semi detached property would make a superb purchase for first time buyers and young families alike looking for a property that could be occupied with the minimum of expense. Situated in a popular area within walking distance to Mirfield town centre and all the amenities there including rail links to nearby towns and cities, cafes and well regarded schooling. Features include gas fired central heating, uPVC double glazing, CCTV system and an EV charger with a layout comprising: entrance vestibule, lounge, dining kitchen, conservatory, 3 first floor bedrooms and bathroom. Externally there are gardens to both the front and rear with a driveway offering 2 off road parking spaces. An internal viewing is highly recommended.





GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

Entrance Vestibule

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

Lounge

12'9 x 11'1 (3.89m x 3.38m)

A welcoming reception room with ample natural light from the uPVC double glazed window overlooking the front garden. The main focal point of the room is a fire set with a wooden fire surround with back and hearth. there is wood effect flooring a useful understairs storage cupboard, a central heating radiator and a door accessing the dining kitchen.



Dining Kitchen

14'8 x 9'11 (4.47m x 3.02m)

Fitted with a range of matching base and wall units with laminated working surfaces inset into which is a circular sink and mixer tap. Other integrated appliances include a 4 ring electric hob with extractor fan over and electric oven beneath. There is also space for a fridge and plumbing for an automatic washing machine. Having a continuation of the wood effect flooring a central heating radiator to the dining area, a uPVC double glazed window to the rear elevation and uPVC double glazed french doors accessing the conservatory.

Conservatory

9'4 x 7'6 (2.84m x 2.29m)

The conservatory has a solid roof and UPVC double glazed windows to 2 elevations. UPVC double glazed french doors access the rear garden.

FIRST FLOOR





Landing

Having a loft access point, a door accessing a useful storage cupboard and doors to all of the first floor accommodation.

Bedroom 1

9'0 x 8'2 (2.74m x 2.49m)

The master bedroom is situated to the front of the property and has fitted robes to one wall allowing for ample hanging and storage space. There is a uPVC double glazed window and a central heating radiator.

Bedroom 2

10'2 x 8'2 (3.10m x 2.49m)

A second bedroom of double proportions having a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom 3

7'0 x 6'3 (2.13m x 1.91m)

A 3rd bedroom of single proportions currently used as a dressing room, having a central heating radiator and a uPVC double glazed window.

Bathroom

This recently refurbished bathroom is fitted with a modern 3 piece suite comprising jacuzzi bath, vanity wash hand basing and low flush W.C. There is a towel radiator and uPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property is a lawned garden and a tarmac driveway allowing parking for 2 vehicles. A gate gives access to the private and secure fenced back garden which is laid to lawn and has mature planted borders and has a patio area and good sized storage shed. This rear



garden is ideal for entertaining in summer months and a safe place for children to play.

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:

C

MORTGAGES:

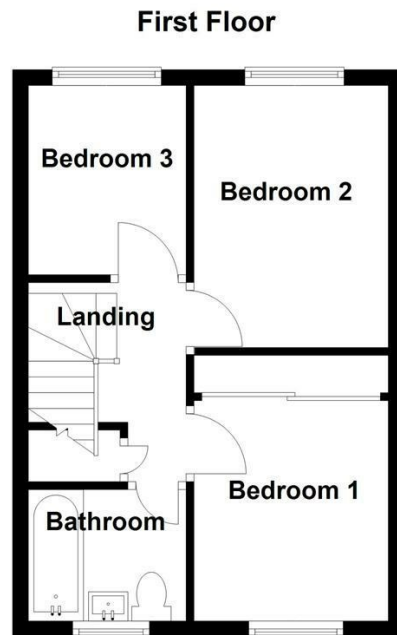
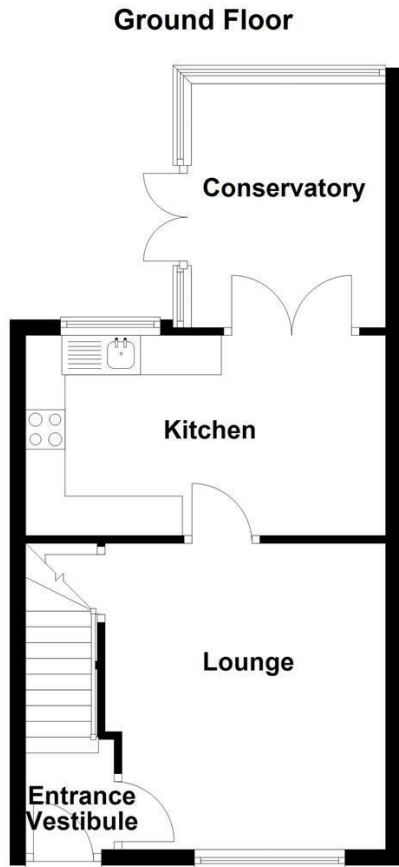
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ONLINE CONVEYANCING SERVICES:

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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	