



85 Greenside Road, Mirfield, WF14 0AS

£265,000

bramleys

Bramleys welcome to the market, this deceptively spacious extended 3 bedroom semi-detached property. Superbly presented throughout, the property provides uPVC double glazing, gas fired central heating and a layout which comprises:- entrance hallway, lounge, dining room, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms and bathroom.

Externally a driveway provides off road parking for a number of vehicles, together with a detached garage. There are also gardens to both front and rear, with a summerhouse which has power and could be utilised as an office space, if required.

The property could be occupied with the minimum of expense and would make a superb purchase for the first time buyer or young and growing family.

Situated in close proximity to shops, well regarded schools and the public transport network.

The motorway is only a short drive away, together with access to Mirfield town centre which also provides rail links to nearby towns and cities.



## GROUND FLOOR:

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

### Entrance Hallway

With a dado rail decor, a central heating radiator, door accessing the cellar and further doors accessing the lounge and dining room.

### Lounge

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

This welcoming lounge is situated to the front of the property, with the main feature of the room being an Inglenook fireplace with stone mantel. There is picture rail decor, a central heating radiator and uPVC double glazed window overlooking the front elevation.

### Dining Room

11'8" x 11'7" (3.56m x 3.53m)

A good sized second reception room which has wood effect laminate flooring, a built-in storage cupboard, wall light points, a central heating radiator, door accessing the first floor staircase, ceiling mounted creel and this room is open to the dining kitchen.

### Kitchen

14'8" x 9'8" (4.47m x 2.95m)

This spacious modern kitchen is situated in the extended part of the home. With ample natural light by way of uPVC double glazed French doors accessing the rear garden, there are also 2 uPVC double glazed windows to the side and rear elevations, Velux style window and a range of matching wall and base units. There are laminate work surfaces, tiled splashbacks, an inset stainless steel sink unit with side drainer and mixer tap, breakfast bar area, 4 ring gas hob,

space and plumbing for a washing machine, and electric oven.

## LOWER GROUND FLOOR:

### Cellar

A useful additional storage space, the cellar has power and light.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, loft access point and doors accessing the first floor accommodation.

### Bedroom 1

12'7" x 9'1" (3.84m x 2.77m)

Situated to the front of the property, this double bedroom has a uPVC double glazed window and central heating radiator.



## Bedroom 2

12'1" x 8'7" (3.68m x 2.62m)

With fitted wardrobes to one alcove, there is also a central heating radiator and uPVC double glazed window which overlooks the rear of the property.

## Bedroom 3

8'9" x 5'6" (2.67m x 1.68m)

A bedroom of single proportions which is situated to the front of the property. Having a uPVC double glazed window and central heating radiator.

## Bathroom

Furnished with a 4 piece suite comprising of a walk-in shower cubicle with electric shower, bath, pedestal wash hand basin and a low flush WC. There are ample storage cupboards, a central heating radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

A wrought iron gate gives access to the walled front garden, which makes a superb seating area and is low maintenance with pebbled borders. A paved path and steps lead up to the front door. To the side of the property there is a tarmac driveway which provides ample off road parking and in turn leads to gates, which access the rear garage. The rear garden is low maintenance with an Indian stone flagged seating area, further paved patio area, artificial lawn with pebbled borders and there is a large summerhouse.

## Summerhouse

Accessed via a set of timber double doors.

Offering power and light, and providing the potential to be used as a home office, if required.

## 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.

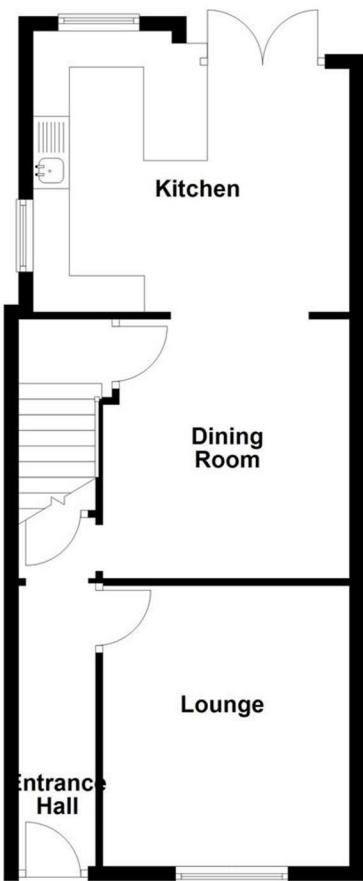
## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

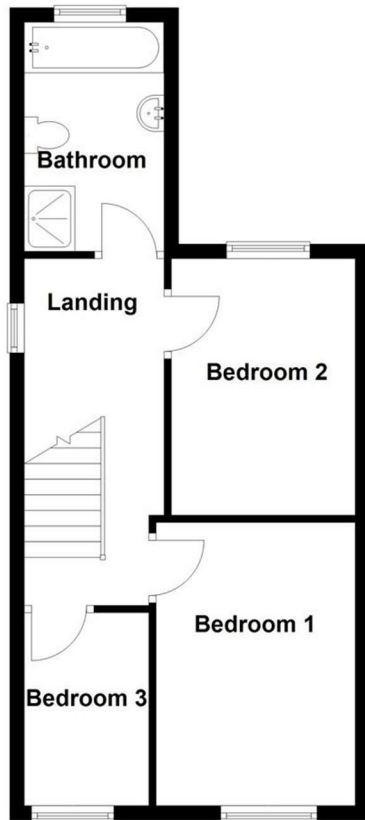




**Ground Floor**



**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**

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>		
(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	

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