



166 Eastway London Park, Mirfield, WF14 0LU  
£159,950

bramleys

YP53 0GX

This 3 bedroom, semi-detached property is situated on a larger than average plot. Offering off road parking for 3 vehicles and a good sized rear garden. Internally the property provides gas fired central heating, uPVC double glazing throughout, scope for the discerning buyer to update and put their own stamp on from the outset.

With accommodation comprising in brief:- entrance vestibule, dining area, kitchen, lounge, conservatory, first floor landing, 3 bedrooms, separate WC and shower room.

Placed well for local amenities and the public transport network, making links to nearby towns and cities accessible, as well as Mirfield town centre being a short distance away.

An internal viewing is highly recommended to fully appreciate the potential this property has to offer.



## GROUND FLOOR:

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

### Entrance Vestibule

Having a uPVC double glazed window, timber staircase rising to the first floor, useful storage cupboard and is open to the dining area.

### Dining Area

6'6" x 7'0" (1.98m x 2.13m)

With 2 uPVC double glazed windows to both front and side elevations. There is a central heating radiator and open door into the kitchen.

### Kitchen

11'3" x 11'1" max (3.43m x 3.38m max)

With a range of fitted wall and base units, laminated work surfaces, inset 1.5 bowl composite sink unit with side drainer and mixer tap, space and plumbing for a washing machine, space for a Range cooker with extractor fan above, uPVC double glazed window to the rear elevation and a timber and glazed door which accesses the rear garden.



### Lounge

17'11" x 11'0" (5.46m x 3.35m)

A generous sized lounge, having an open fireplace with timber surround, central heating radiator, uPVC double glazed window to the front elevation and sliding uPVC doors which provide access into the conservatory.

### Conservatory

11'0" x 9'2" (3.35m x 2.79m)

A useful addition to the existing accommodation, having a solid roof, uPVC double glazed window to the rear elevation and a set of uPVC doors accessing the side.

## FIRST FLOOR:

### Landing

loft access with access steps, uPVC double glazed window to the rear elevation.

### Bedroom 1

12'2" x 11'4" (3.71m x 3.45m)

Situated to the front of the property, 2 integrated storage cupboards, uPVC double glazed window and central heating radiator.



## Bedroom 2

13'5" x 9'10" (4.09m x 3.00m)

A second bedroom of double proportions, also situated to the front of the property. uPVC double glazed window.

## Bedroom 3

11'7" max x 7'9" (3.53m max x 2.36m)

Having a loft access point, uPVC double glazed window and housing the central heating boiler.

## WC

Furnished with a low flush WC, part tiled walls and a uPVC double glazed window to the rear elevation.

## Shower Room

Furnished with a 2 piece suite comprising of a walk-in shower, glazed shower screen and a vanity wash hand basin. uPVC double glazed window.

## OUTSIDE:

To the front of the property there is a block paved drive which provides off road parking for up to 4 vehicles. A timber gate to the side leads to the rear, where there is a large low maintenance garden, fully enclosed by timber fencing and fitted with a decked seating area, covered area and storage sheds.

## 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:

A

## 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.

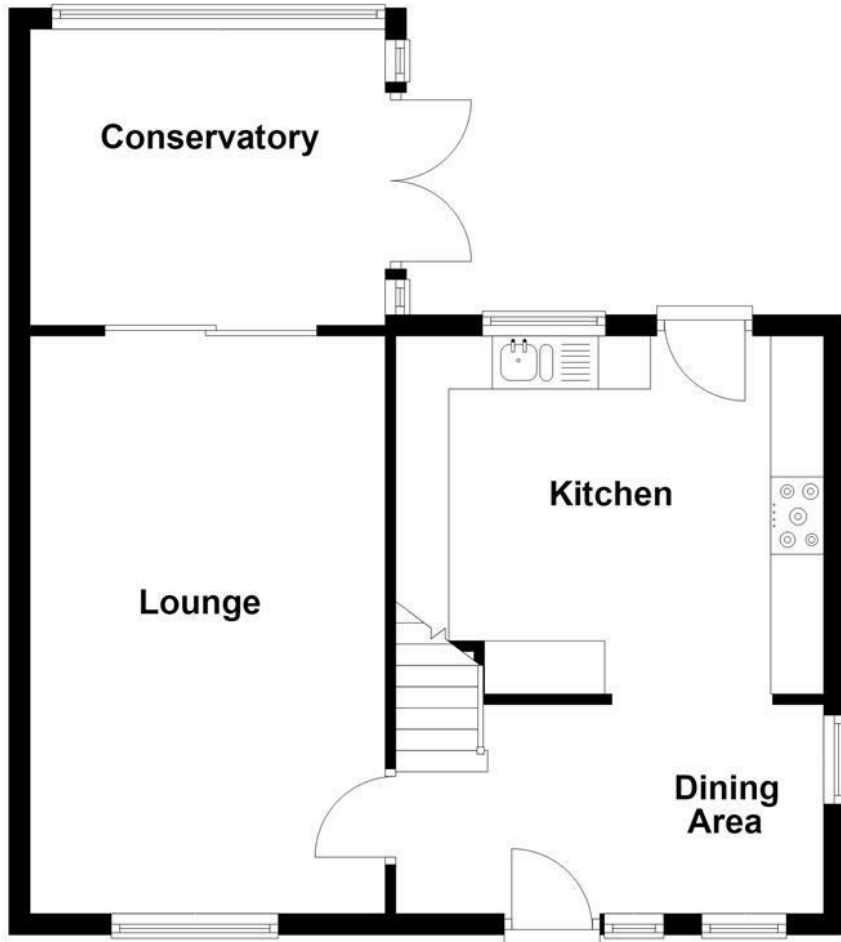
## VIEWINGS:

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

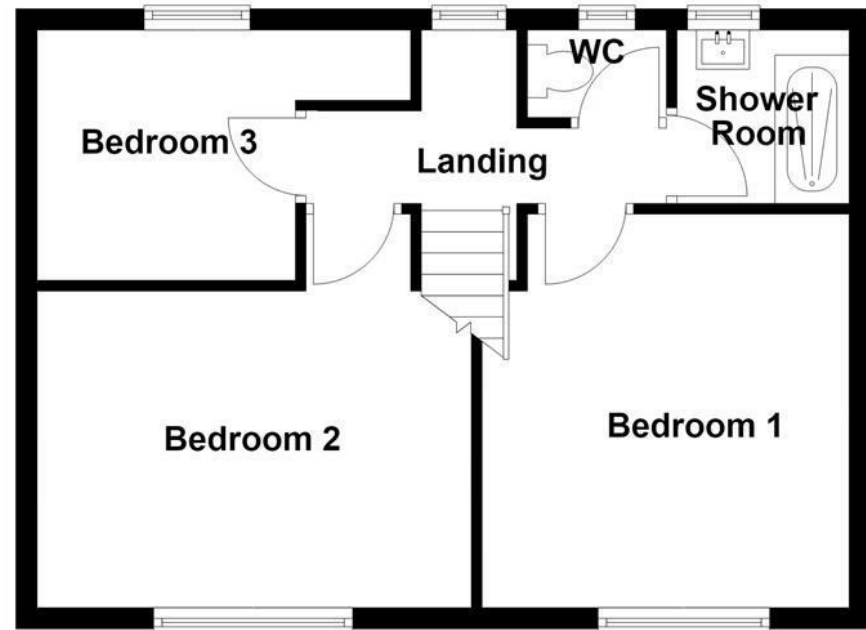





## Ground Floor



## First Floor



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 	

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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