



7 Farrar Avenue, Mirfield, WF14 9ED

£240,000

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Offered for sale with no onward chain is this well presented semi detached dormer bungalow. Situated in an ever popular location, the property boasts 3 bedroomed accommodation, with one being to the ground floor, two reception rooms and modern kitchen and shower room. Externally there are gardens to front and rear, a recently added resin driveway and a single garage with newly fitted door. With solar panels and heat pump, the property should be cost effective and an early viewing is strongly encouraged to appreciate the versatile accommodation on offer. Handily placed for local amenities, well regarded schooling and major road and rail links.





GROUND FLOOR

Entrance Hall

Accessed via a side uPVC door and having alarm control panel and stairs to the first floor accommodation.

Lounge

13'8" x 11'3" (4.17m x 3.43m)

A good sized lounge, overlooking the front and having a uPVC window and a central heating radiator. To one wall is an inset fire with remote control.

Bedroom

9'7" x 8'5" (2.92m x 2.57m)

Having a uPVC window to the front and a central heating radiator.

Dining Room

A spacious dining room with a useful understairs storage cupboard and a central heating radiator. uPVC French doors lead out to the rear.

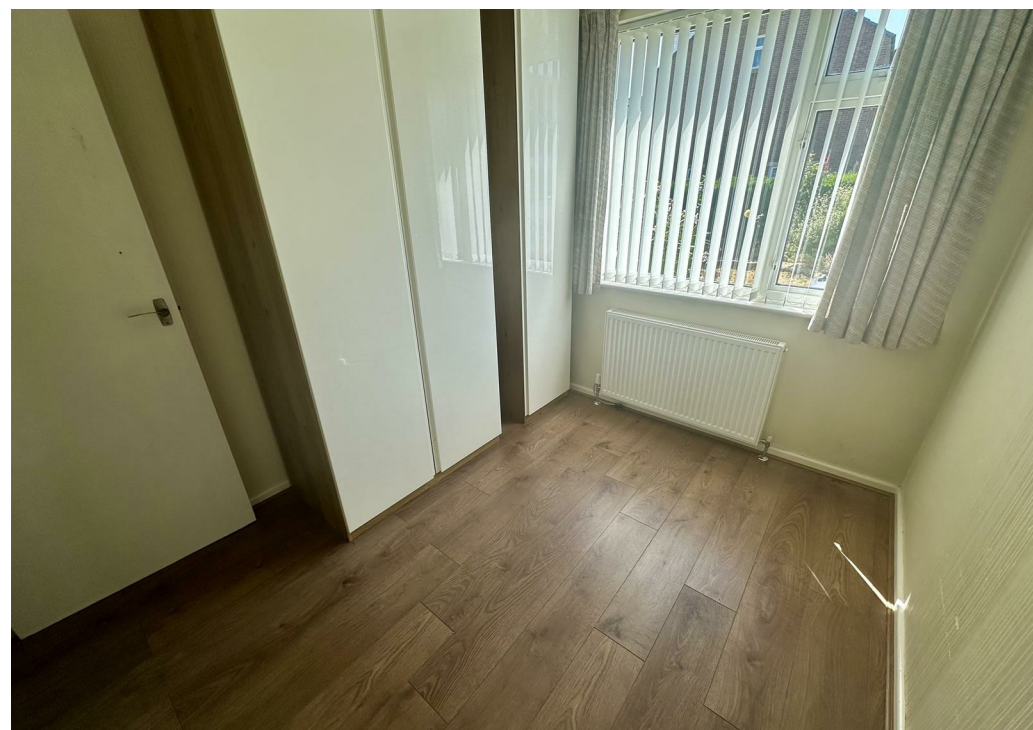
Kitchen

A modern kitchen fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over, an eye level oven and an under counter fridge. A uPVC window overlooks the rear garden and there is a central heating radiator.

Shower Room

Furnished with a walk in corner shower unit and a WC and wash basin set within a vanity unit with storage space. There is tiling to the walls and floor, a radiator and a uPVC side window.

FIRST FLOOR





Landing

With access to bedrooms and WC.

Bedroom

11'2" x 11'1 (3.40m x 3.38m)

Located to the front and having a uPVC window and a radiator. A door gives access to the eaves storage space.

Bedroom

Another double bedroom overlooking the rear and having a uPVC window and a radiator.

WC

With a WC and a wash basin.



OUTSIDE

To the front of the property is a forecourt garden and a resin driveway provides off road parking. The drive leads to a single garage with new roof and garage door. The garage can also be accessed via a personal door from the garden. The enclosed rear garden has lawned sections, planted areas and a pleasant pegoda style relaxation area directly out of the dining room.

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:

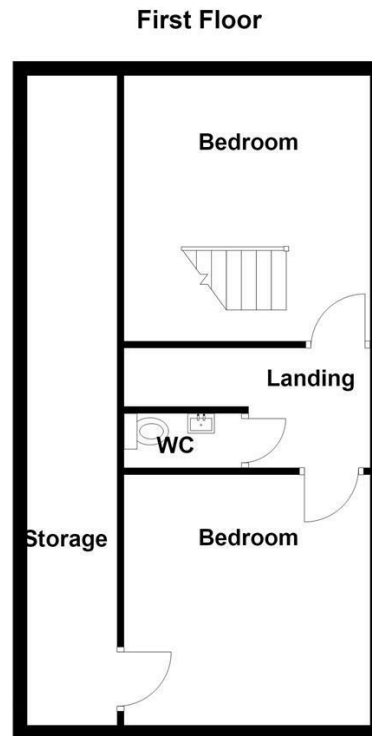
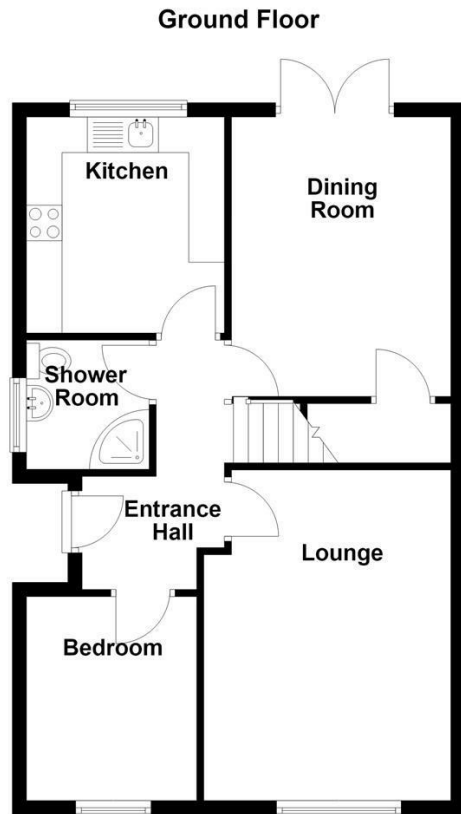
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	