



14 Manor Park, Mirfield, WF14 0EW
£240,000

bramleys



Bramleys are delighted to welcome to the market this 3 bedroom, semi-detached dormer property. Situated on a corner plot with mature gardens to 3 sides. Having been renovated to a good standard via the current owners, the property has features which include uPVC double glazing, gas fired central heating and has accommodation briefly comprising:- entrance hall, bathroom, bedroom 3, kitchen, lounge, first floor landing and 2 bedrooms. The property was rewired in 2020.

Externally there is a driveway which provides ample off road parking and a detached garage.

Ideally placed for Mirfield town centre and all the amenities afforded there, including the public transport network which has trains to neighbouring towns and cities, including London. The motorway network is also only a short drive away.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

Having a useful storage cupboard, staircase rising to the first floor and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of an L-shaped bath with shower above and glass shower screen, pedestal wash hand basin and low flush WC. There is a useful storage cupboard, fully tiled walls, central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom 3/Study

11'7" x 7'6" (3.53m x 2.29m)

A third bedroom of double proportions which is currently used as a study but offers a variety of different uses. Fitted with a central heating radiator and uPVC double glazed window to the rear elevation.

Dining Kitchen

12'6" x 11'6" (3.81m x 3.51m)

The kitchen offers ample natural light via 2 uPVC double glazed windows to both the front and side elevations. There are a range of wall and base units with laminated work surfaces and tiled splashbacks, along with a breakfast bar with seating, integrated sink with mixer tap, 5 ring gas hob with extractor fan over, electric oven, space and plumbing

for a washing machine, integrated microwave, integrated dishwasher, central heating radiator and a door which accesses a useful storage cupboard.

Lounge

A well presented reception room which is fitted with a central heating radiator and a uPVC double glazed exterior door and a uPVC double glazed window which overlooks the front garden.

FIRST FLOOR:

Landing

Having a built-in storage cupboard and loft access.



Bedroom 1

13'3" x 9'9" excluding wardrobes (4.04m x 2.97m excluding wardrobes)

Having an extensive range of fitted wardrobes to one wall, undereaves storage, a central heating radiator and a uPVC double glazed window to the front elevation which provides far reaching views.

Bedroom 2

13'4" x 8'5" (4.06m x 2.57m)

A second bedroom of double proportions which provides undereaves storage, a central heating radiator and a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property there is a lawned garden with mature planted borders, driveway providing off road parking for several vehicles and leads to a single detached garage. The rear garden is gated for additional security and is partially paved with patio areas and offers a private space for relaxation in the summer months and a safe place for children to play.

Garage

With up and over door, power and light.

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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Huddersfield. Proceeding through two sets of traffic lights, before taking the right fork into Stocksbank Road and continue almost to the conclusion. Here turn left into Coppin Hall Lane and then right into Manor Park, where the property will be found on the corner, on the right hand side.

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.

VIEWINGS:

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

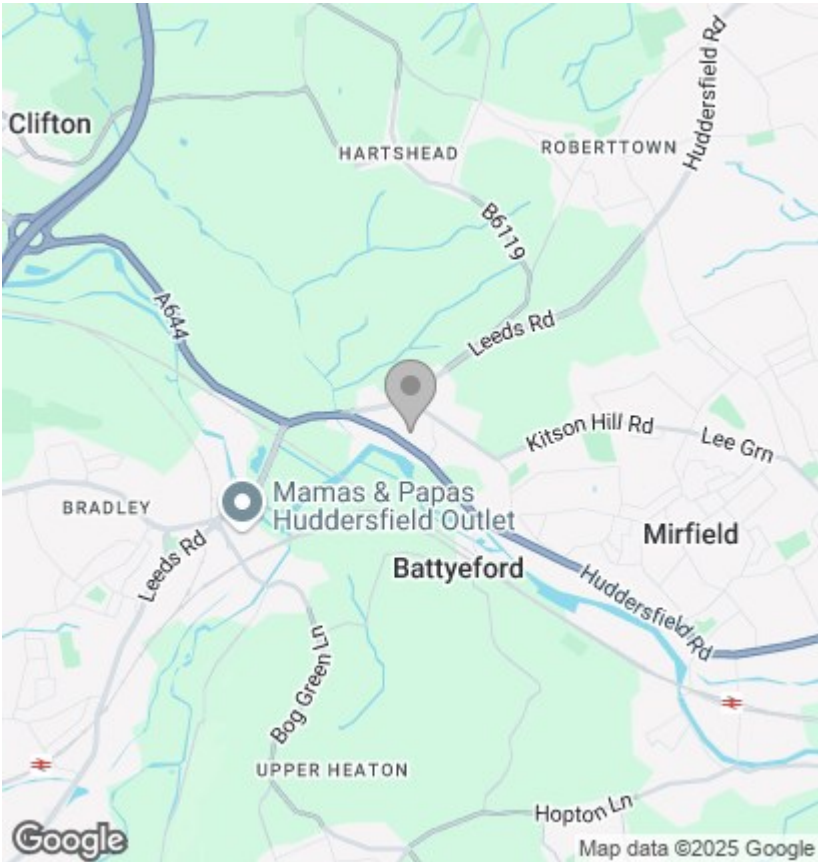
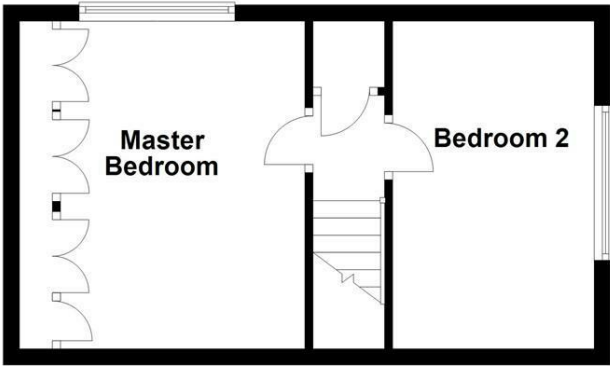





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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

Huddersfield | Halifax | Elland | Mirfield

