



1A Lee Green, Mirfield, WF14 0AA

Offers Over £300,000

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An early viewing is strongly encouraged to appreciate this perfect family home. Located in an ever popular area, the property is well presented throughout and offers spacious and versatile living space. Boasting four good sized bedrooms, along with two bathrooms, two groundfloor reception rooms plus an impressive kitchen/dining/family room and utility room. Externally there is ample forecourt parking by way of a gated drive and a good sized enclosed rear garden with lawn and decked seating area. Handily placed for local amenities, well regarded schooling and major road and rail links.





## GROUND FLOOR

### Entrance Hall

Accessed via an exterior front door and having a central heating radiator, a built in store cupboard and a staircase leading to the first floor accommodation.

### Groundfloor WC

Furnished with a WC and a hand wash basin.

### Living Room

13'3" x 12'0" (4.04m x 3.66m)

Overlooking the front, this well presented living room has a central heating radiator and a uPVC bow window.

### Kitchen/Dining/Family Room

24'3" x 13'5" (7.39m x 4.09m)

This impressive room is fitted with modern range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a dishwasher and a there is a range style cooker with splash back and extractor hood over. A central island provides additional storage and creates a casual dining space. Complimentary fitted bench corner seating with storage and also provides perfect table space for an additional eating are. The kitchen has space for an American style fridge, a vertical radiator, a uPVC window and uPVC French doors leading out to the rear garden.

### Living Room/ sitting room

19'22 x 9'7" (5.79m x 2.92m)

This spacious dining room has a uPVC front window, along with a recessed fires space with timber mantel.





### Utility Room

6'5" x 5'1" (1.96m x 1.55m)

Fitted with a range of storage cupboards and having plumbing for a washing machine and a central heating radiator. An exterior door leads out to the rear.

### FIRST FLOOR

#### Landing

With access to bedrooms and bathroom.

#### Master Bedroom

16'9" x 12'3" (5.11m x 3.73m)

This good sized master bedroom is located to the front and has a central heating radiator and a uPVC window.

#### Walk in wardrobe

Providing ample storage space.

#### En suite Shower Room

A modern shower room with a walk in shower cubicle, a wash basin set within a vanity unit and a WC. There is some tiling to the walls, a central heating radiator and a uPVC window.

#### Bedroom

13'2" x 10'0" max (4.01m x 3.05m max)

Overlooking the rear garden, this L shaped bedroom has a shaped uPVC window and a central heating radiator.

#### Bedroom

13'3" x 7'8" (4.04m x 2.34m)

With a uPVC front window and a central heating radiator.

#### Bedroom

13'3" x 7'8" (4.04m x 2.34m)

A good sized fourth bedroom with a uPVC front window and a central heating radiator.



### House Bathroom

A modern house bathroom furnished with a walk in shower cubicle, a panelled bath, a wash basin and a WC. There is a central heating radiator, a uPVC window and part tiling to the walls.

### OUTSIDE

To the front of the property is a gated block paved area providing ample off road parking facilities for numerous vehicles with a gate leading to the side. To the side is a grassed area, ideal for extension opportunities or additional parking. The rear garden is enclosed and provides ideal relaxation space with lawns and decked seating space.

### 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:

D

### MORTGAGES:

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### ONLINE CONVEYANCING SERVICES:

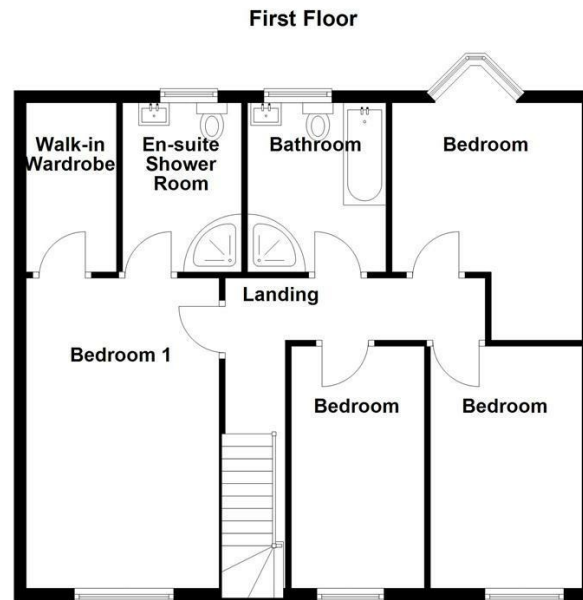
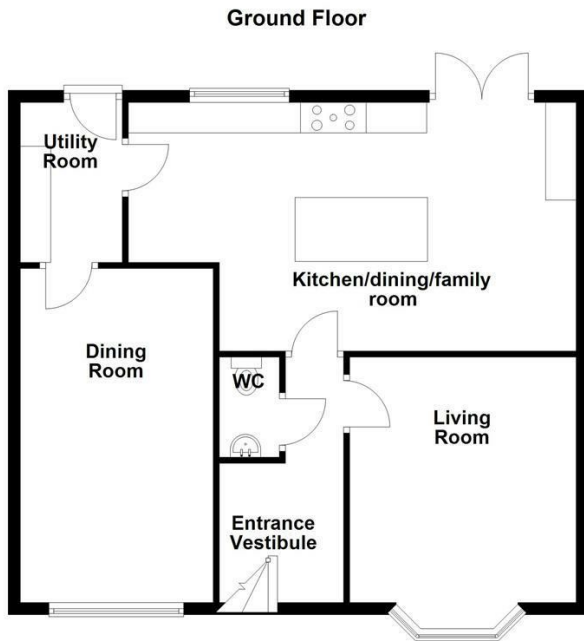
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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