



2 Savile Court, Mirfield, WF14 0AF
Offers In The Region Of £205,000

bramleys



Offered for sale with no onward chain is this character mews style town house. Forming part of a school conversion, the property features deceptively spacious and well presented accommodation and really must be viewed to be appreciated. The three bedroomed property features double glazing and gas central heating system and enjoys an enclosed decked garden to the rear, along with driveway parking and a single garage. Located in an ever popular area with well regarded local schooling, amenities and major road and rail links within easy reach.



GROUND FLOOR

Entrance Porch

Accessed via an exterior door and having two steps into the Entrance Hall,

Entrance Hall

Having a central heating radiator, useful storage space and stairs leading to the first floor.

Lounge with Dining Area

21'8" x 15'8" narrowing to 11'8" (6.60m x 4.78m narrowing to 3.56m)

This well presented and spacious living space has double glazed windows to both front and rear, along with two central heating radiators.

Kitchen

10'5" x 9'4" (3.18m x 2.84m)

A modern kitchen fitted with a range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over and built in under oven, there is also plumbing for a washing

machine and a double glazed window overlooking the rear. An exterior door leads out to the garden, parking and garaging.

FIRST FLOOR

Landing

With access to the loft area.

Bedroom 1

13'6" x 9'2" (4.11m x 2.79m)

Located to the front, the main bedroom has fitted wardrobes, a central heating radiator and a double glazed window.

Bedroom 2

12'6" x 10'7" (3.81m x 3.23m)

Having a sky light window and a central heating radiator.



Bedroom 3

10'3" x 9'3" max (3.12m x 2.82m max)

Again overlooking the front and having a double glazed window, a central heating radiator and a built in wardrobe cupboard.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower over and shower screen, a wash basin and a WC. There is some tiling to the walls, a central heating radiator and a skylight window.

OUTSIDE

To the front of the property is a predominantly lawned garden with planted borders, outer walling and pathway. To the rear is a raised decked garden with outer balustrading and gateway. There is block paved drive providing off road parking, beyond which is a single garage located within an block.

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 the Bramleys Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and take an immediate left hand turning onto Knowl Road. Continue along as

the road becomes Water Royd Lane and take a right hand turning onto Water Royd Crescent. Continue round Water Royd Crescent to its conclusion where it joins Holmdene Drive.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

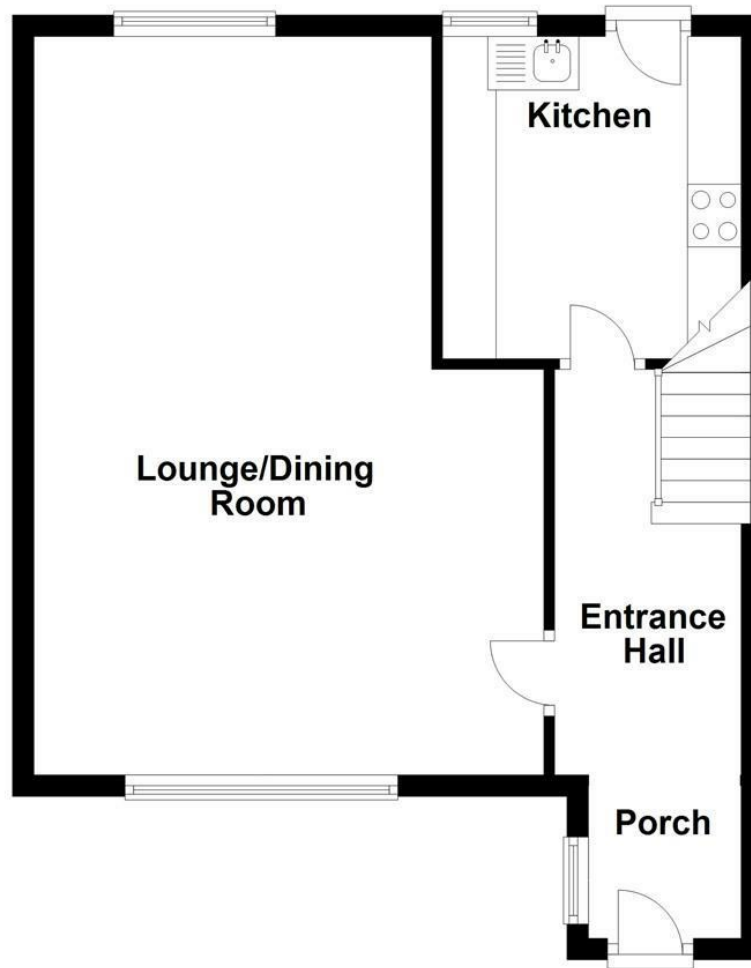
VIEWINGS:

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

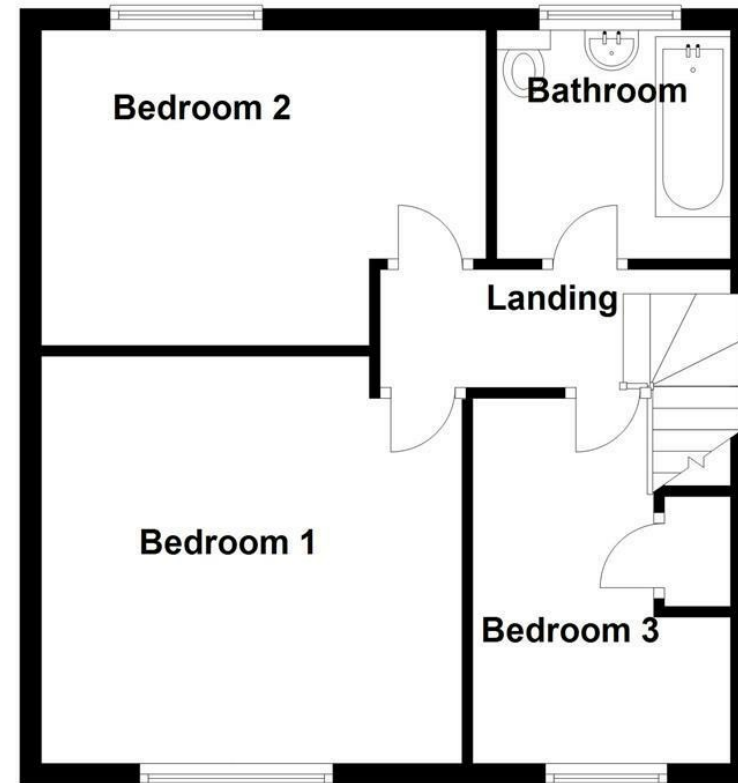




Ground Floor



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
Very energy efficient - lower running costs		
(82 plus) A		85
(61-81) B		
(49-60) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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