



44 Stocks Bank Road, Mirfield, WF14 9PZ
£189,950

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Bramleys welcome to the market this superbly renovated 2 bedroom terraced property. Being sympathetically modernised, to include many original features such as Inglenook fireplace and exposed stone walls, yet combining modern conveniences such as upgraded wiring, heating, uPVC double glazing, new kitchen and bathroom. The layout comprises:- entrance vestibule, lounge, dining kitchen, first floor landing, 2 double bedrooms and bathroom.

Externally there is a cottage style garden to the front and good sized garden to the rear which includes a summer house (with power and light). The property is conveniently placed for access to Mirfield town centre and all the amenities afforded there, including public transport links to nearby towns and cities, together with railway links to London and it is also only a short drive from the M62 motorway network.

An internal viewing is highly recommended at the earliest convenience to fully appreciate the deceptive size and quality of accommodation on offer.



GROUND FLOOR:

Enter the property through a composite and glazed exterior door into:-

Entrance Vestibule

With a central heating radiator, staircase rising to the first floor and a door which accesses the lounge.

Lounge

15'0" x 14'6" (4.57m x 4.42m)

A generously proportioned reception room, with high ceilings and enjoying ample natural light through the uPVC double glazed window to the front elevation. The main feature of this room is a beautiful Inglenook fireplace with exposed stone hearth and mantel above, with inset log burner. There is oak effect flooring and a central heating radiator.

Dining Kitchen

18'0" x 8'7" (5.49m x 2.62m)

This beautifully presented dining kitchen has an exposed stone wall to the dining area, with original plate rack. To the kitchen area there is a range of wall and base units, wood effect work

surfaces, inset 4 ring electric hob, Belfast sink with mixer tap, integrated electric oven with stainless steel extractor fan, dishwasher, plumbing for a washing machine, and a cupboard which houses the central heating boiler. The main feature of this room is an original, exposed Inglenook fireplace with stone mantel and surround. The kitchen also provides access to an open understairs pantry area, central heating radiator, 2 uPVC double glazed windows to the rear elevation and a uPVC double glazed stable style door which accesses the rear.

FIRST FLOOR:

Landing

Fitted with useful storage cupboards.

Bedroom 1

14'8" x 12'3" (4.47m x 3.73m)

A superb sized master bedroom which has exposed timber flooring, a uPVC double glazed window to the front elevation which provides far reaching views across the valley. There is also a central heating radiator and built-in walk-in wardrobe.



Bedroom 2

9'3" x 9'3" (2.82m x 2.82m)

Also having fitted wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

This contemporary bathroom is furnished with a 4 piece suite comprising of a freestanding bath with mixer tap, shower cubicle, low flush WC, and a sink which is mounted on to a timber worktop with mixer tap. There are wall light points, central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a cottage style garden which is accessed via a wrought iron pedestrian gate, with stone path, pebbled areas, mature plants and has hedgrows borders. To the rear of the property there is a larger than average garden which has a stone patio area, wood store and lawned garden, along with a decked seating area with mature planted borders. A set of decked steps lead to the superb summerhouse which has uPVC double glazed French doors and could provide an ideal office if required, as it is fitted with power/light and an internet connection.

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:

B

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.

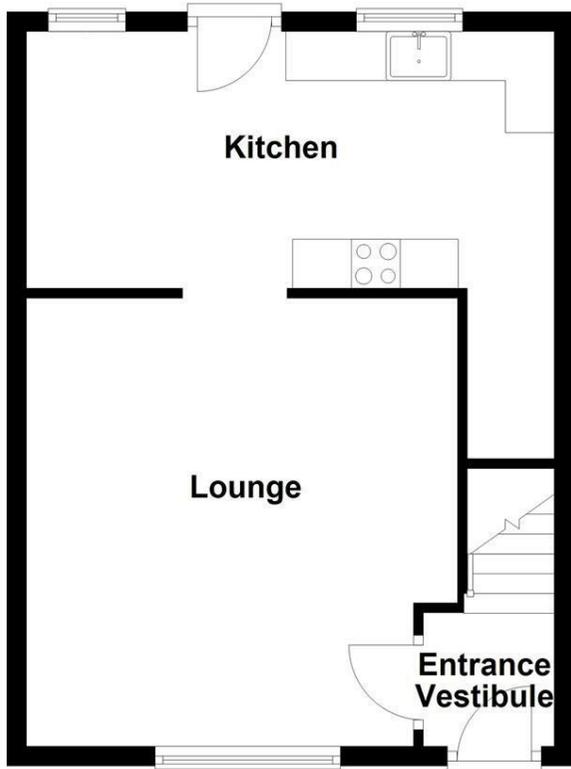
VIEWINGS:

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

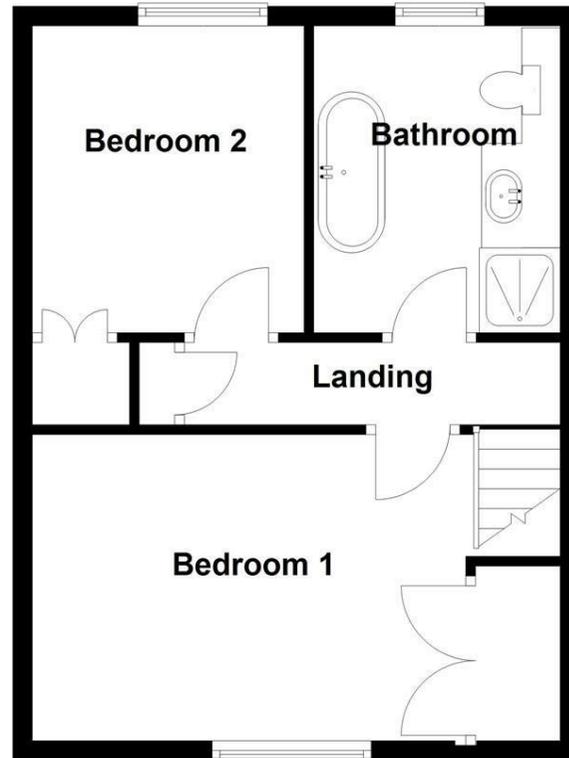




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

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