



4. Kenilworth Close, Mirfield, WF14 9DG  
£365,000

bramleys

*Bramleys welcome to the market this superbly presented 4 bedroom detached family home situated on a pleasant cul-de-sac benefitting from beautiful gardens to the rear with far reaching views. The property is positioned well for Mirfield town centre and all the amenities afforded there and is within walking distance of well regarded schooling and the public transport network. Features include gas fired central heating and uPVC double glazing throughout with an accommodation layout comprising:- entrance vestibule, lounge, dining kitchen, conservatory, 3 first floor bedrooms, ensuite to the master and house bathroom. Externally, there are gardens to the front and rear, off-road parking and a detached garage. This property would make a superb purchase for the young and growing family and an internal viewing is highly recommended to fully appreciate the accommodation on offer.*



## GROUND FLOOR:

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

### Entrance Vestibule

Where there is a uPVC double glazed window to the front elevation, a staircase rising to the first floor and a door accessing the lounge and dining kitchen.

### Dining Kitchen

19'5" x 14'6" max (5.92m x 4.42m max)

To the entrance of the dining kitchen is a useful cloakroom area with storage cupboard. The kitchen is fitted with a range of matching base and wall units with laminated working surfaces and upstands inset into which is a 1.5 bowl stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include a 5 ring gas hob with stainless steel splashback and extractor fan over, a double oven and space and plumbing for a washing machine and dishwasher. There is also a central island unit allowing for further storage, a uPVC double glazed windows to the rear and side elevations along with a composite and glazed exterior door. The kitchen area is open into the dining area being of a good size and has access to the lounge and the conservatory, in addition to being fitted with laminate flooring throughout and a central heating radiator.

### Lounge

16'0" x 12'5" (4.88m x 3.78m)

This beautifully presented lounge has a living flame gas fire with timber surround and back and hearth, a central heating radiator and a uPVC double glazed box bay window to the front elevation. A set of double glazed timber French doors lead to the dining kitchen.

## Conservatory

11'3" x 10'2" (3.43m x 3.10m)

A great addition to the accommodation offering ample natural light by way of uPVC double glazed windows and a uPVC double glazed French door providing access to the rear garden.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window to the side elevation and loft access point. There are doors accessing all of the first floor accommodation.

### Bedroom 1

12'9" x 9'6" (3.89m x 2.90m)

The master bedroom is situated to the front of the property and has fitted wardrobes, a uPVC double glazed window to the front elevation and a central heating radiator. A door accesses the ensuite shower room.

### Ensuite Shower Room

Having tiled flooring and furnished with a 3 piece suite comprising walk-in shower cubicle, encased low flush WC and vanity wash hand basin. There is also aqua panelling to 2 walls and a uPVC double glazed window to the rear elevation and a ladder style radiator.





### Bedroom 2

10'11" x 10'2" (3.33m x 3.10m)

A good sized double bedroom with far reaching views via the uPVC double glazed window and having a central heating radiator and fitted wardrobes.

### Bedroom 3

10'5" x 8'10" (3.18m x 2.69m)

Situated to the front of the property and fitted with a uPVC double glazed window, a central heating radiator and a door accessing a useful storage cupboard.

### Bedroom 4

9'8" x 8'9" (2.95m x 2.67m)

There is a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bathroom

This modern bathroom has aqua panelling to the walls and is furnished with a 3 piece suite comprising panelled bath with shower over and glass shower screen, low flush WC and vanity wash hand basin. There is also a ladder style radiator and a uPVC double glazed window to the side elevation.

### OUTSIDE:

To the front, there is a lawned garden and partial block paved and tarmacadam driveway allowing parking for a number of vehicles which also leads to a detached garage which has a newly fitted garage door as well as power and light. To the rear, there is a garden separated into 2 areas with the top tier having beautifully presented decked area with pergola being surrounded by mature plants and trees, and a step leads onto a private lawned garden area.

### 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 and take a left onto Knowl Road and stay on this road before taking a left onto The Knowl. Take the third right turn and then turn left onto Nab Lane. Take the next right turn onto Heathfield and then as you approach the end of the cul-de-sac, turn left onto Priory Way and then another left onto Kenilworth Close where the property can be found on the right hand side clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

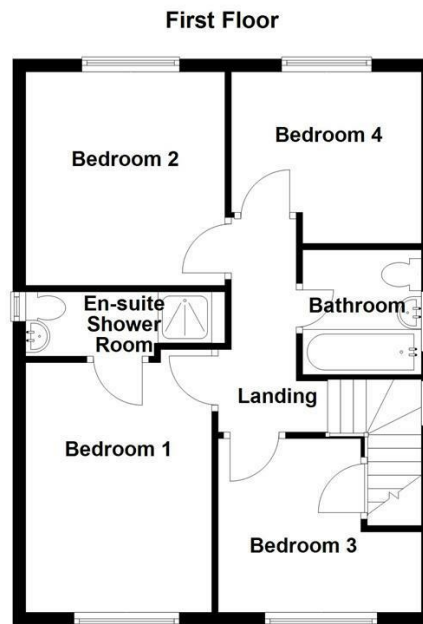
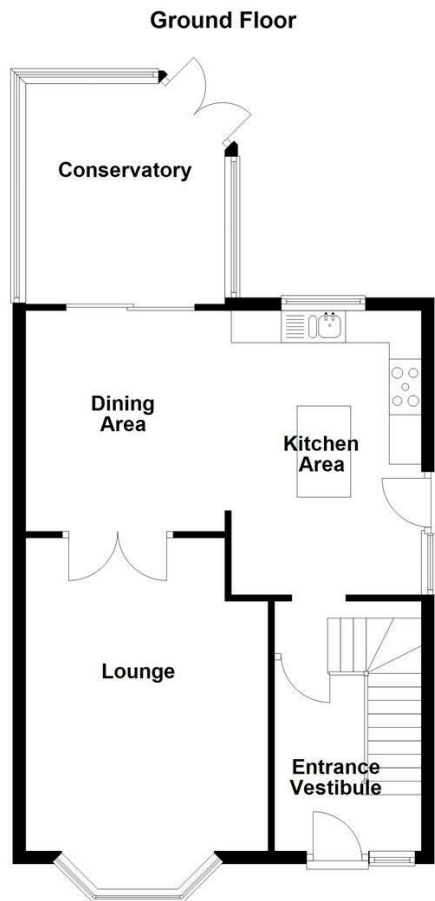
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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>		
(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	

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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