



24 Parkfield Crescent, Mirfield, WF14 9HQ
Offers In The Region Of £375,000

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Welcomed to the market, is this unique extended 3/4 bedroom semi-detached, dormer property. Set on a superb plot, with a 40'0 long driveway, providing off road parking for multiple vehicles. There is also a double detached garage, a pleasant enclosed rear garden.

Further features include uPVC double glazing, gas fired central heating and accommodation comprising of an entrance hall, lounge/dining room, dining kitchen which is open to the conservatory and a ground floor bedroom. To the first floor there is a landing area, 3 bedrooms and family bathroom. Situated within the catchment area of well regarded local schools, there is also access to the local amenities including the public transport links to nearby towns and cities, whilst also being a short walking distance to Mirfield town centre.

Forming an ideal purchase for the young and growing family, an internal viewing is strongly recommended to fully appreciate the deceptive accommodation on offer.





GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

Entrance Hall

With a uPVC double glazed window to the side elevation, central heating radiator, useful understairs storage cupboard and staircase rising to the first floor.

Bedroom 4

11'2" x 9'9" (3.40m x 2.97m)

A good sized double bedroom which is situated to the front of the property, but could provide a variety of uses such as a second sitting room, study or playroom. Fitted with a uPVC double glazed window and a central heating radiator.

Lounge

24'4" x 11'9" max (7.42m x 3.58m max)

This generously sized reception room has ample natural light by way of a uPVC double glazed window to both front and rear elevations. The main focal point of the room is a living flame gas fire, which is set within a surround with back and hearth. There is dado rail decor, ceiling coving, a ceiling rose and 2 central heating radiators. A door provides access to the kitchen.

Kitchen Area

21'8" x 9'5" (6.60m x 2.87m)

Fitted with a range of matching wall and base units, with laminated work surfaces and tiled splashbacks. There is a uPVC double glazed window which overlooks the conservatory, as well as being fitted with a 4 ring gas hob, electric oven beneath, extractor fan above, 1.5 bowl stainless steel sink unit with side drainer and mixer tap, integral fridge freezer, space and plumbing for a dishwasher and space for a washing machine. A breakfast bar provides seating, along with an island area which has ample undercounter storage and a uPVC external door provides access to the rear. The kitchen then has open access into the conservatory extension, which helps to provide a spacious family/entertainment space.

Conservatory

22'0" x 10'9" (6.71m x 3.28m)

A wonderful addition, this room is currently utilised as a dining area, with additional seating.

It has uPVC double glazed windows to all elevations which provide views over the garden, a ceiling fan, and French doors which lead out to the rear garden.

FIRST FLOOR:

Landing

With a loft access point.

Bedroom 1

11'5" x 11'3" (3.48m x 3.43m)

Having fitted wardrobes to two walls. This master bedroom has a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

13'1" x 7'10" (3.99m x 2.39m)

A second bedroom of double proportions, having beautiful views over the rear garden via a uPVC double glazed window. There are fitted wardrobes to two walls and a door which accesses a useful storage cupboard, which also houses the central heating boiler.

Bedroom 3

8'8" x 8'4" (2.64m x 2.54m)

This single bedroom has a uPVC double glazed window, central heating radiator and fitted wardrobes to one wall.

Bathroom

A generously sized bathroom which has been fitted within recent years and is furnished with a 4 piece suite, comprising of a panelled bath, larger than average walk-in shower, vanity wash hand basin and low flush WC. There is also a ladder style radiator, uPVC double glazed window to the side elevation and full tiling to the walls. A door provides access to substantial under eaves storage and there is also a light.

OUTSIDE:

The property sits on a substantial plot, having a 40'0" tarmac driveway which has hedgerow borders and leads to a detached double garage. There is also a further garden area which could be utilised for caravan storage, or motorhome storage. To the rear there is a

generously sized garden, which is well stocked and predominantly laid to lawn. Being enclosed by hedgerow and timber fencing, it makes an ideal place for families during the summer months.

Garage

With electric 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.

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.

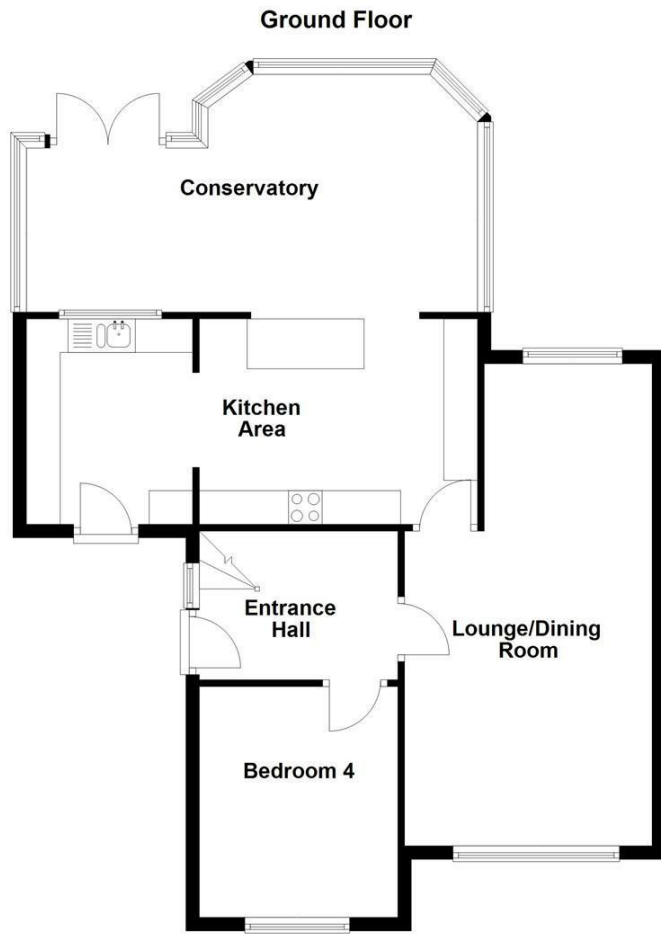
VIEWINGS:

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









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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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