



14 Lady Heton Drive, Mirfield, WF14 9DZ

£325,000

bramleys

This wonderfully presented and extended 2 bedroom, detached bungalow is situated in a popular area within Mirfield. Rarely do bungalows such as this come to the market, offering gas fired central heating, uPVC double glazing and a layout comprising:- entrance hall, open plan dining kitchen, lounge, shower room and 2 double bedrooms.

Externally there is a driveway which provides off road parking, detached garage and gardens to both front and rear.

This property would make an ideal purchase for someone looking to downsize or alternatively those looking for single level living, with access nearby to local transport links and Mirfield town centre which is a short drive away.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



## GROUND FLOOR:

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

### Dining Room

13'6" x 13'3" (4.11m x 4.04m)

With wood effect flooring, a central heating radiator, uPVC double glazed window to the side elevation and doors accessing all of the ground floor accommodation. The dining room is open into the kitchen.

### Kitchen

11'6" x 11'6" (3.51m x 3.51m)

Fitted with a range of base units, with laminated work surfaces and upstands, integrated appliances include a 4 ring hob with extractor fan above, washing machine, slimline dishwasher, double oven, fridge and freezer. There is also a uPVC double glazed window to the front elevation.

### Lounge

16'3" x 10'7" (4.95m x 3.23m)

This welcoming reception room has an electric fire set within a marble surround with back and hearth. There is a central heating radiator and uPVC double glazed window which provides far reaching views to the front.

### Bedroom 1

11'7" x 10'7" (3.53m x 3.23m)

With fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

### Bedroom 2

19'9" x 10'1" (6.02m x 3.07m)

This extended bedroom is currently utilised as a second sitting room. Having uPVC double glazed windows to both the rear and side elevations, with a uPVC double glazed exterior door which accesses the rear garden. There are cupboards to one wall and a central heating radiator.



### Shower Room

This modern shower room is furnished with 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath, and a corner shower cubicle. There are fully tiled walls, a chrome ladder style radiator and uPVC double glazed window.

### OUTSIDE:

To the front of the property there is a rockery garden with mature plants, a tarmac driveway offers parking for a number of vehicles and leads to a detached garage. To the rear there is a paved patio area and stairs lead to a tiered garden which is predominantly laid to lawn, with mature planted borders and further seating area.

### Garage

With electric door along with a side door into the garden. Offers 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.

### DIRECTIONS:

Leave the Mirfield office via Huddersfield Road in the direction of Huddersfield continuing along this road taking the right hand fork onto Stocks Bank Road. Travel for ½ mile turning right onto Priory Way. Continue up this road and turn left onto Lady Heton Drive where the property can be found on the left hand side.

### 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.

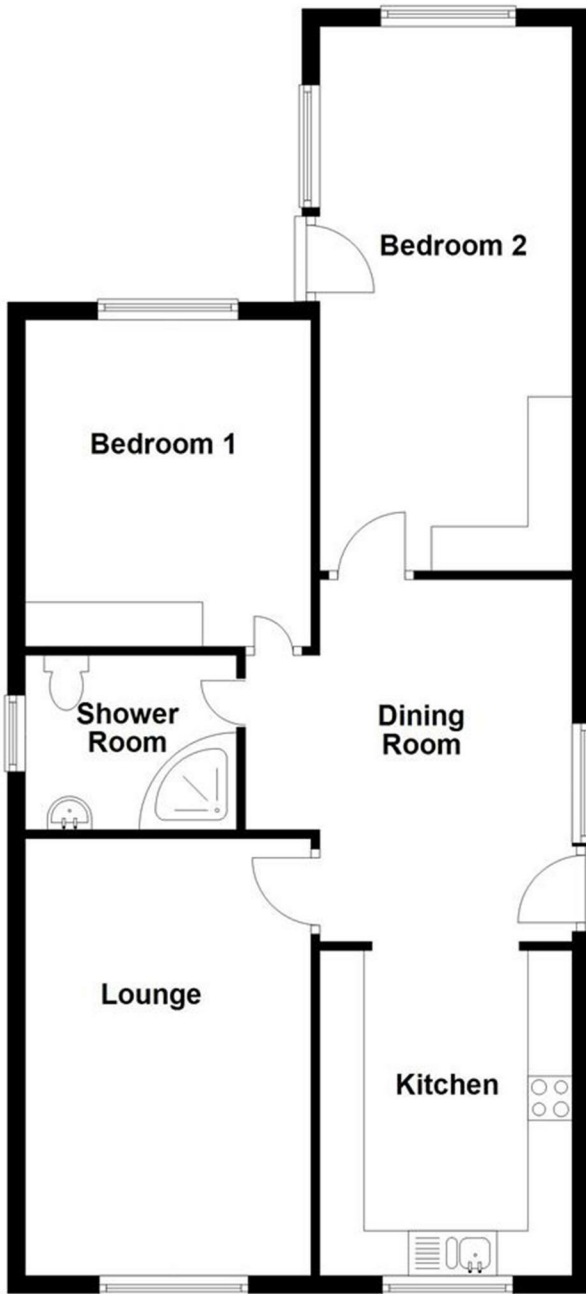
### VIEWINGS:

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





# Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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