



11 St. Marys Walk, Mirfield, WF14 0QB  
Offers Over £410,000

bramleys

This well presented 4 bedroom, extended detached is situated in a popular residential area, on a deceptive corner plot. Being an ideal purchase for the young and growing family, with features including uPVC double glazing, gas fired central heating and alarm system, with an accommodation layout comprising:- entrance hallway, lounge, kitchen, dining room, study, conservatory, ground floor WC, first floor landing, 4 bedrooms, en suite to master and a modern family bathroom. Externally there is a block paved drive to the front, integral garage and gardens to 3 sides. Being within close proximity to well regarded schooling, as well as great commuter links, Bramleys highly recommend an internal viewing of the property in order to fully appreciate the accommodation on offer.



## GROUND FLOOR:

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

### Entrance Hall

A good sized entrance hall with doors accessing the ground floor accommodation, a central heating radiator and staircase rising to the first floor.

### Lounge

14'7" x 11'4" (4.45m x 3.45m)

A welcoming reception room, fitted with a uPVC double glazed window to the front elevation which provides ample natural light. The main focal point of the room is a modern living flame gas fire with surround and there is a central heating radiator.

### Kitchen

11'9" x 9'9" (3.58m x 2.97m)

Fitted with a range of matching wall and base units, with granite work surfaces. The kitchen also has an undermounted corner sink unit with drainer grooves, a Stoves range style cooker with extractor fan above, along with an integral dishwasher and a door provides access to a useful pantry storage cupboard. There is also a uPVC double glazed window overlooking the rear garden and the kitchen is open plan into the dining room.

### Dining Room

11'9" x 8'10" (3.58m x 2.69m)

Having a uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors which open into the conservatory.

### Conservatory

10'11" x 10'1" (3.33m x 3.07m)

A good sized third reception area, which has uPVC double glazed windows to all elevations and uPVC double glazed doors which access the side of the property. This space provides views over the garden and is an ideal place for relaxation.

### Utility/Study

12'4" max x 8'8" (3.76m max x 2.64m)

Currently used as a study, but could offer a variety of different uses. Doors provide access to the ground floor WC, integral garage, and a uPVC exterior door accesses the side of the property. There is a central heating radiator and a uPVC double glazed window to the rear elevation.

### Cloakroom/WC

Fitted with a 2 piece suite comprising of a wall mounted wash hand basin and low flush WC. There is a uPVC double glazed window to the side elevation and a central heating radiator.

## FIRST FLOOR:

### Landing

With a loft access point.

### Master Bedroom

19'5" x 12'4" (5.92m x 3.76m)

This superb addition to the property is well proportioned, with a double height ceiling, Velux window, ceiling spotlights, ample natural light by way of the uPVC double glazed doors and glazed Juliet balcony which provides far reaching views. There are fitted wardrobes to two walls, together with a door which accesses the en suite.

### En suite Shower Room

A fully tiled wet room which is fitted with a walk-in shower, generous vanity wash hand basin and low flush WC. There is a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

11'11" x 11'10" (3.63m x 3.61m)

Situated to the rear of the property, having fitted wardrobes to one wall, a central heating radiator and uPVC double glazed window which provides far reaching views.



### Bedroom 3

11'10" x 11'5" (3.61m x 3.48m)

Another good sized double bedroom which is situated to the front of the property, having a uPVC double glazed window and a central heating radiator.

### Bedroom 4

8'7" max x 7'6" (2.62m max x 2.29m)

This fourth bedroom of single proportions is situated to the front of the property, having a uPVC double glazed window, central heating radiator and useful built-in bulk-head storage cupboard.

### Bathroom

Furnished with a 4 piece suite comprising of a walk-in shower cubicle, corner bath, vanity wash hand basin and low flush WC. There is a ladder style radiator, uPVC double glazed window to the rear elevation and full tiling to the walls.

### OUTSIDE:

To the front of the property there is a block paved driveway which allows parking for a number of vehicles, which leads to the integral garage. Deceptive in size, this corner plot is predominately laid to lawn, with mature planted borders, a raised decked seating area and Indian stone paved patio. The property also has additional storage which is accessed underneath the conservatory, as well as a useful storage shed.

### Garage

The garage has an electric roller shutter door and further integral door into the utility/study. The garage houses the central heating boiler and also has space and plumbing for a washing machine.

### 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:

D

### 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:

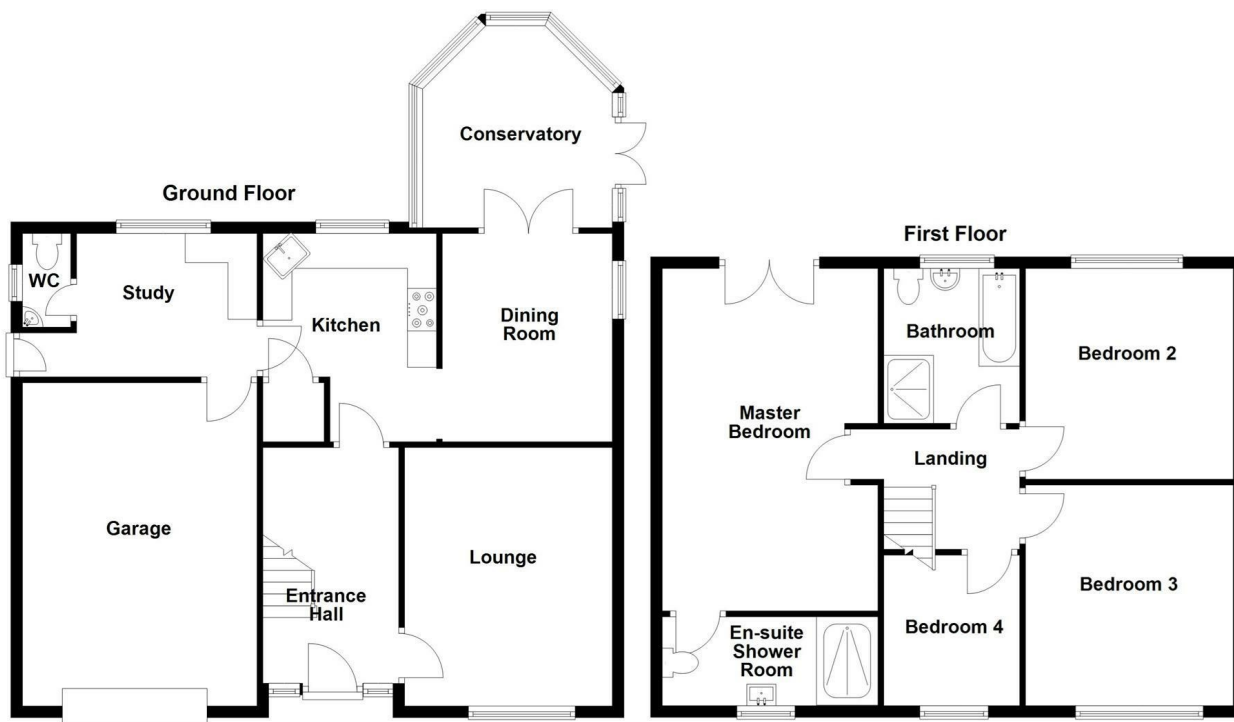
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.







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			
		56	74
<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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