



24 Farrar Avenue, Mirfield, WF14 9ED

£395,000

**bramleys**

This immaculately presented extended 3 bedroom detached home is situated in a popular residential area with far reaching viewings and has a pleasant outlook to the rear . Being renovated to a high standard by the current owners the property offers of wealth or modern fixtures and fittings throughout which makes this property a superb purchase for those looking for a family home which could be occupied with the minimum of expense. Features include, gas fired central heating, alarm system and uPVC double glazing throughout with a layout that comprises: entrance hallway, ground floor bathroom, lounge, kitchen/breakfast room, 3 first floor bedrooms and shower room. Externally there are gardens to both the front and rear, a driveway offering parking for a number of vehicles and an extended garage which has been divided into part storage and part living space that could be utilised as a sunroom/bar/outside office. The property is handily placed for Mirfield town centre and all the amenities afforded there with public transport links including rail service, excellent schools and the motorway network is only a short drive away. An internal viewing is highly recommended to fully appreciate the high spec accommodation on offer.





## GROUND FLOOR

Enter the property via a composite and glazed exterior door into the entrance hallway.

### Entrance Hallway

This welcoming hallway has a useful storage cupboard, a uPVC double glazed window to the side elevation, a central heating radiator, a staircase rising to the first floor and doors accessing all of the ground floor accommodation.

### Lounge

20'6 x 12'0 (6.10m'1.83m x 3.66m'0.00m)

This generously sized and well presented reception room has an abundance of natural light from the large uPVC double glazed window overlooking the front garden. The main focal point of the room is the electric fire set within a beautiful marble fireplace with back and hearth. There are 2 central heating radiators and contemporary wall light points.

### Bathroom

This sleek fully tiled bathroom is fitted with a contemporary suite which includes bath with shower over and glass shower screen, sink set to a vanity unit with mirror behind and encased low flush W.C. There is a ladder style radiator and a uPVC double glazed window to the rear elevation.

### Kitchen/Breakfast Room

24'6 x 12'8 (7.32m'1.83m x 3.66m'2.44m)

This extended stunning kitchen/ breakfast room is truly the heart of the home offering a wealth of excellent quality base and wall units with wood effect laminate working surfaces and complimentary under cupboard lighting. The 24ft kitchen has a range of appliances including 5 ring electric hob, double oven, extractor fan, dryer, washer, dishwasher, drinks cooler, fridge, freezer, a microwave and a cupboard houses the central heating boiler. The kitchen has a stylish breakfast bar area with seating for 3/4 people and there is a smooth flow into the breakfast room area which could be used to suite the individual buyers needs





having a wealth of light from the uPVC double glazed window to the side elevation and uPVC double glazed French doors which access the rear garden. There is a central heating radiator, ceiling spotlights and wood effect flooring.

## FIRST FLOOR

### Landing

Having doors accessing all of the first floor accommodation.

### Bedroom 1

15'0 x 8'8 (4.57m'0.00m x 2.44m'2.44m)

This is beautiful master bedroom is presented to a high standard and has a Juliette balcony with uPVC French doors to the rear overlooking the garden and having far reaching views. The master bedroom has a walk in wardrobe area and a door way accesses a further walk in wardrobe/ office/ nursery.

### Dressing Room/ Office

11'1 x 4'5 (3.35m'0.30m x 1.22m'1.52m)

This room is a great addition; to the bedroom and has the potential to create an en-suite or further walk in wardrobe. The vendor currently uses this space as an office. There is a central heating radiator and a uPVC double glazed window to the rear.

### Bedroom 2

12'1 x 9'1 (3.66m'0.30m x 2.74m'0.30m)

This 2 bedroom of double proportions is situated to the front of the property and has fitted sliding robes to one wall allowing for ample hanging and storage space. There is a central heating radiator and a uPVC double glazed window.



### Bedroom 3

12'4 x 6'3 (3.66m'1.22m x 1.83m'0.91m)

Another good sized well presented room having a central heating radiator and a uPVC double glazed window to the front elevation.

### Shower Room

The contempora showering is fitted with a 3 piece suite comprising corner shower, encased low flush W.C and vanity wash hand basin with useful storage cupboards. Being fully tiled, there is a ladder style radiator and a velux window.

## OUTSIDE

This attractive property has a lawned garden to the front with mature planted flowers and bushes. A tar-macadam driveway allows parking for several vehicles and leads to the detached garage which has an up and over door, power and light. The garage has been divided into to part storage and the rear has been professionally converted into a further useable insulated room which could be turned into an outside office, sun room, bar/ games room or treatment room. This room has power and light and a uPVC double glazed window to the rear and a uPVC double glazed door to the side elevation. The rear garden has gated access from the side onto a generous paved patio area which takes full advantage of the sun and is a superb place for relaxation or entertaining in the summer months. Beyond the patio is a good sized lawned garden with mature planted borders and is fence with a pleasant outlook to the rear and views can be seen from the garden. There is a further seating area and useful storage shed.

## COUNCIL TAX BAND:

C



### **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

### **MORTGAGES:**

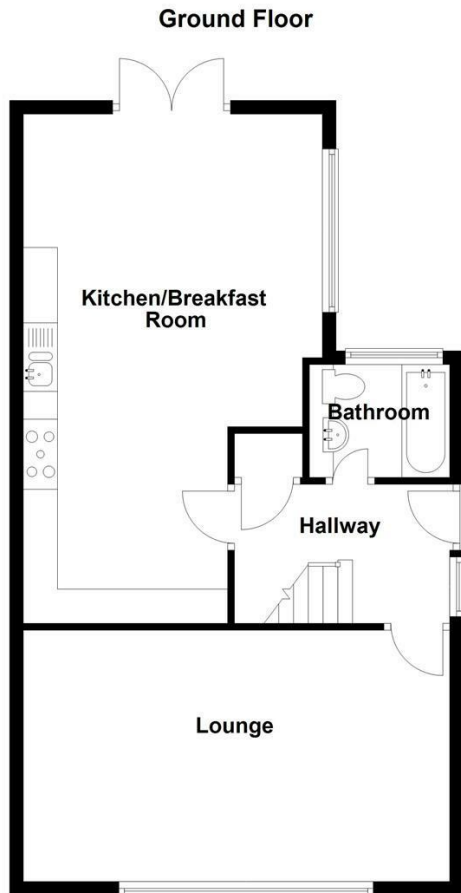
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

### **ONLINE CONVEYANCING SERVICES:**

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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
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		
	63	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	