



20 Blake Hall Drive, Mirfield, WF14 9NL  
Offers Over £360,000

**bramleys**



Situated in an ever popular and established area, is this impressively presented semi detached property. Having undergone a full program of renovation works, this beautiful family home has been extended to the rear to create a fantastic living space, and has been completed with quality fixtures and fittings throughout. The accommodation now features a good sized lounge with wood burning stove, a show stopping family kitchen/dining/living room with bi folding doors out to the garden, a spacious utility room and WC, along with 3 first floor bedrooms with fitted furniture and a modern four piece bathroom. Located within easy reach of local amenities, well regarded schooling and major road and rail links, an early internal viewing is an absolute must to appreciate this perfect family home.

Energy Rating: D









## GROUND FLOOR

Accessed via a composite external door.

### Entrance Hall

The entrance hall has herring bone flooring, a side uPVC window and a central heating radiator. Stairs lead to the first floor, with useful understairs store cupboard.

### Lounge

14'2" x 11'4" (4.32m x 3.45m)

Overlooking the front of the property, this well presented lounge has a walk in uPVC bay window, herring bone flooring and a vertical central heating radiator. A feature log burner sits on a heath with timber mantel above, and there are built-in storage cupboards with lighting and shelving.

### Family/Dining Kitchen

23'7" x 16'8" narrowing to 15'4" (7.19m x 5.08m narrowing to 4.67m)

This most impressive family room forms part of the extension created by the current vendor and provides fantastic living space for any purchaser. Furnished with a fantastic modern kitchen with a good range of wall and base units with complementary work surfaces, integrated fridge freezer and Range style oven. A central island is fitted with a Belfast sink with hot water tap, built-in storage and provides a perfect eating and relaxing space. The herring bone flooring runs throughout the room and there are 3 contemporary vertical radiators, feature wall panelling to the sitting area, 2 sky light windows which provide ample natural lighting and bi-fold doors lead directly out to the rear garden.

### Ground Floor WC

Furnished with a low flush WC and wash basin set within a vanity unit. There is also wall panelling.





### Utility Room

8'6" x 8'1" (2.59m x 2.46m)

A good sized utility room which provides ample storage space via modern fitted wall and base units, A cupboard houses the central heating boiler, there is also a Belfast sink and a door which leads out to the rear garden. An interior door leads in to the integral storage space.

### Integral garaging/storage Room

8'9" x 8'1" (2.67m x 2.46m)

Having automatic lighting and and electric garage front door, and providing perfect storage space.

## FIRST FLOOR

### Landing

With feature glass balustrading, a side uPVC window and access to the loft space

### Bedroom 1

15'3" x 10'6" to wardrobe fronts (4.65m x 3.20m to wardrobe fronts )

Located to the front, this good sized master bedroom has a walk-in bay window and a central heating radiator. To one wall there is a good range of built-in wardrobes with drawers and shelving.

### Bedroom 2

11'1" x 9'2" (3.38m x 2.79m)

Another double bedroom with views to the rear via a uPVC window and having a central heating radiator. Fitted triple wardrobes are built to one wall.

### Bedroom 3

9'7" x 7'2" (2.92m x 2.18m)

Incorporating the bulkhead, with built-in wardrobe space over, and having a front uPVC window and a central heating radiator.

### Bathroom

This luxurious modern bathroom is furnished with a back to wall bath, an independent shower cubicle, wash basin and low flush WC. There is tiling to the wall and floor areas, along with a uPVC window and a ladder style radiator.

## OUTSIDE

To the front of the property there is a good sized block paved area, providing off road parking for numerous vehicles, along with a planted section. The drive leads to an integral storage space with electric garage door and automatic lighting. To the rear, there is a pleasant enclosed garden with raised patio seating area with balustrading and external lighting. Steps lead down to a spacious lawned garden with established planted borders.

## 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 Dewsbury, after passing the cricket ground on your right, take a left hand turn onto Blake Hall Drive. Continue along Blake Hall Drive where the property can be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## 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.



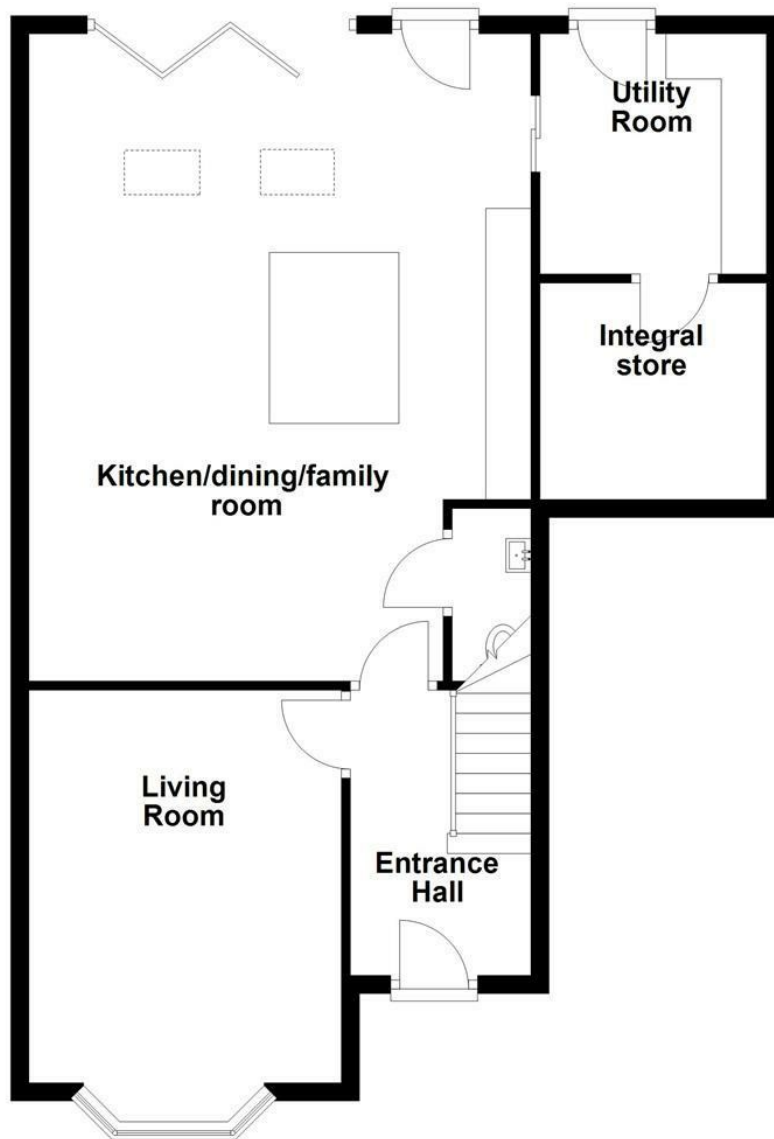




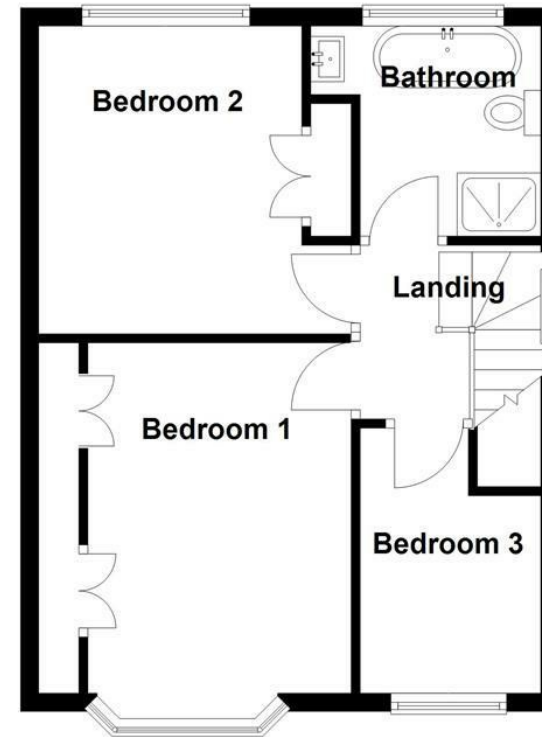




## Ground Floor



## First Floor



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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