



31 Quarryfields, Mirfield, WF14 0NT  
£279,950

bramleys



Offered for sale with no vendor chain is this wonderfully positioned 3 bedroom semi-detached property. The property boasts views over fields to the rear and offers further development potential for the discerning buyer along with ample parking as well as a 26 ft garage and workshop. Features include gas fired central heating and uPVC double glazing throughout with a layout comprising entrance vestibule, lounge, dining room, kitchen, 3 first floor bedrooms and a bathroom and separate WC. Externally, there are gardens to both front and rear and ample off-road parking for a number of vehicles. Situated close to amenities including the public transport network, the property is ideally situated for access to Mirfield town centre and nearby towns and cities. This property is only a short drive away from the M62 motorway network and has well regarded local schools on the door step. An internal viewing is highly encouraged to fully appreciate the idyllic setting of this wonderful family home.



## GROUND FLOOR:

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

### Entrance Hall

Where there is a staircase rising to the first floor and doors accessing all of the ground floor accommodation.

### Lounge

15'6" x 11'2" (4.72m x 3.40m)

This welcoming lounge has ample natural light by way of the uPVC double glazed window to the front elevation. The main focal point of the room is an electric fire set within a timber surround with back and hearth. There is also ceiling coving and a central heating radiator.

### Dining Room

11'7" x 11'4" (3.53m x 3.45m)

Situated to the rear of the property and benefitting from views over the garden and fields beyond. This room features a wall mounted gas fire, a central heating radiator and a uPVC double glazed window.

### Kitchen

11'6" x 7'7" (3.51m x 2.31m)

Fitted with a range of matching wall and base units with laminated working surfaces and tiled splashbacks inset into which is a composite sink unit with side drainer and mixer tap. Integral appliances include a 4 ring gas hob with concealed extractor fan over, eye level double oven, space for a fridge and freezer as well as plumbing for a washing machine. There is also a uPVC double glazed window to both the side and rear elevations and a uPVC double glazed exterior door accessing the rear of the property.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, a loft access point and doors accessing all of the first floor accommodation.

### Bedroom 1

7'8" x 7'6" (2.34m x 2.29m)

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

### Bedroom 2

12'5" x 11'8" (3.78m x 3.56m)

There is a built-in wardrobe, a uPVC double glazed window and a central heating radiator.

### Bedroom 3

8'3" x 7'7" (2.51m x 2.31m)

With a uPVC double glazed window and a central heating radiator.



### Bathroom

Furnished with a 3 piece suite comprising panelled bath, walk-in shower cubicle and a vanity wash hand basin with useful under basin storage. There is also a ladder style radiator, tiles to the walls and a uPVC double glazed window to the rear elevation.

### Separate WC

Fitted with a low flush WC and a uPVC double glazed window to the side elevation.

### OUTSIDE:

To the front of the property, there is a beautifully kept garden with mature planted borders. A tarmacadam driveway allows parking for a number of vehicles and opens up into a turning circle. The garage is integral and spans the full length of the property and has power, light and up and over door. Another door accesses a workshop to the side which has plumbing and the central heating boiler as well as having a uPVC double glazed window. This space underneath the property offers a wealth of potential for the discerning buyer. The rear garden is well stocked with lawned and pebbles areas and mature planted borders and hedging along with a greenhouse.

### 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 turning left onto Knowl Road and stay in this road for some time as it becomes Water Royd Lane. Go straight ahead at the crossroad junction onto Old Bank Road then at the T-junction, turn right onto Greenside Road and then the next left turn onto Jenny Lane. Then take the third left onto Wellhouse Lane and a right turn onto Quarryfields where the property can be found on the left hand side of the road clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

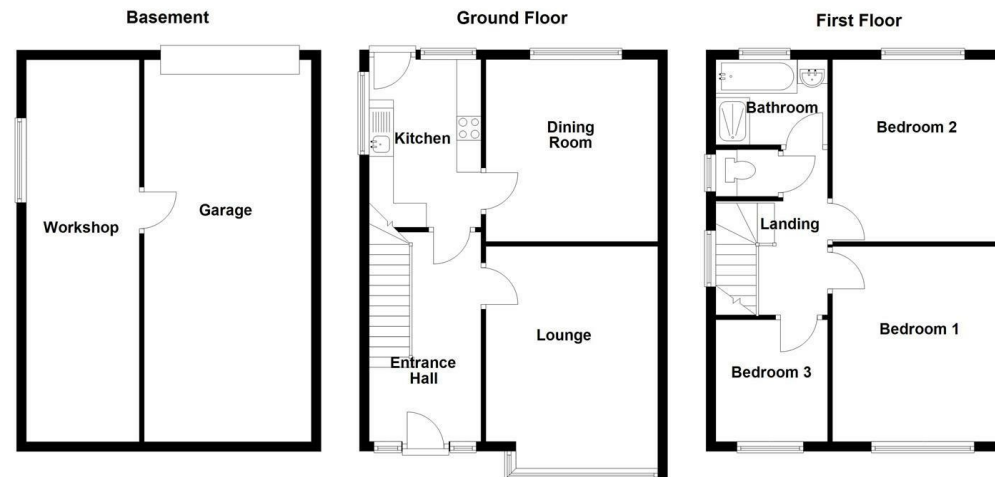
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### MORTGAGES:

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.



### 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
Very energy efficient - lower running costs			
(12 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	