



144 Stocks Bank Road, Mirfield, WF14 0EU  
£320,000

bramleys



This delightful 2 bedroom cottage forms part of a former corn mill which dates back to the 1800's. Offering a wealth of character and charm, combined with exciting future potential. The property is set well back from the road, with approximately 0.5 acre of beautiful maintained gardens. This property enjoys a peaceful south facing setting, with far reaching views from the first floor. The cottage boasts a number of original features and has useful outbuildings, whilst also being fitted with gas central heating and uPVC double glazing throughout.

An internal viewing is strongly recommended to appreciate the potential and the accommodation which briefly comprises:- entrance vestibule, lounge, dining kitchen, first floor landing, master bedroom with en suite, further bedroom and family bathroom.

Externally there are generous gardens, which provide ample space for outdoor enjoyment and further enhances the property's rural feel, yet also being within close proximity to both shops and transport links.

This is a rare opportunity to acquire a characterful, period home which has land and potential to further enhance, subject to any necessary planning consents.

Bramleys would strongly recommend a viewing at the earliest opportunity.





## GROUND FLOOR:

Enter the property through a composite and glazed external door.

### Entrance Vestibule

A welcoming entrance vestibule which has a timber and glazed door which accesses the lounge, and a central heating radiator.

### Lounge

17'4" max x 16'4" (5.28m max x 4.98m)

This welcoming reception room has ample natural light by way of the uPVC double glazed windows to both the front and side elevations. The main focal point of the room is a beautiful open fire which is set within a decorative timber surround, with stone back and hearth. There are exposed ceiling beams, a central heating radiator, a door accessing the cellar and further door which leads into the dining kitchen. A staircase rises to the first floor.

### Kitchen

10'8" x 9'8" (3.25m x 2.95m)

Fitted with a range of wall and base units, laminated work surfaces and upstands, inset stainless steel sink with side drainer and mixer tap, 4 ring electric hob with glass splashback and concealed extractor fan above. There is also a built-in oven, grill, fridge, uPVC double glazed window to the rear elevation, central heating radiator and a beautiful terracotta floor. The kitchen is open to the dining room.

### Dining Room

12'8" x 10'9" (3.86m x 3.28m)

Offering a continuation of the terracotta flooring. There is a cupboard which houses the central heating boiler, exposed ceiling beams, further cupboard which houses the dryer and washing machine, central heating radiator and 2 uPVC double glazed windows provide views to the front and side elevations.

A uPVC double glazed stable style door gives access to the garden.

## LOWER GROUND FLOOR:

### Cellar

With power/light and providing additional space for storage.

## FIRST FLOOR:

### Landing

With a loft access point and doors accessing all of the first floor accommodation.

### Bedroom 1

12'4" x 9'3" (3.76m x 2.82m)

This good sized bedroom enjoys far reaching views through a uPVC double glazed window to the front. There is a stone fireplace and a door which accesses an en suite shower room.





### En suite Shower Room

Furnished with a 2 piece suite which incorporates a corner shower and wash hand basin. There is also a uPVC double glazed window and a ladder style radiator.

### Bedroom 2

10'8" x 9'7" (3.25m x 2.92m)

This second bedroom of double proportions is accessed via 2 steps, with exposed ceiling beams, built-in wardrobe, central heating radiator and a uPVC double glazed window to the side elevation.

### Bathroom

The bathroom is furnished with a 3 piece suite comprising of a larger than average bath with tiled surround, vanity wash basin with useful storage cupboard, and a low flush WC. There is also a built-in storage cupboard, central heating radiator and a uPVC double glazed window to the side elevation.

### OUTSIDE:

The property is situated within immaculately presented landscaped gardens. The driveway provides off road parking for a number of vehicles, together with a turning circle. Stone steps give access to the garden and a stone flagged path leads to the front door. The front garden is predominantly laid to lawn, with mature planted borders, shrubbery and trees. There is a pebble and paved path which leads to the side of the property where there is a stone patio seating area and further stone steps give access to the rear garden which is also laid to lawn, with vegetable patch. Access

can be gained to 3 outbuildings, which is ideal for outside storage.

### 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:

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 01924 495334.

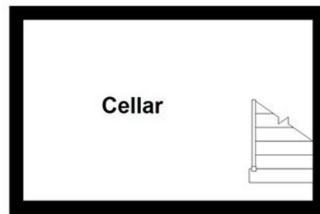




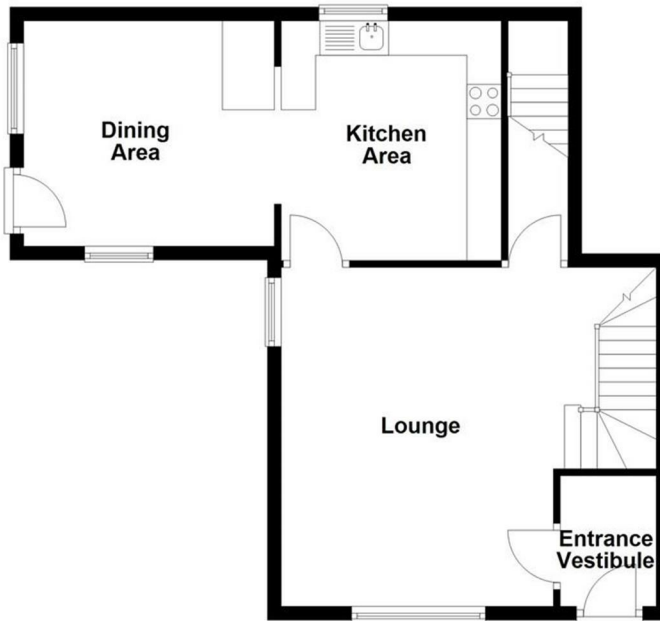




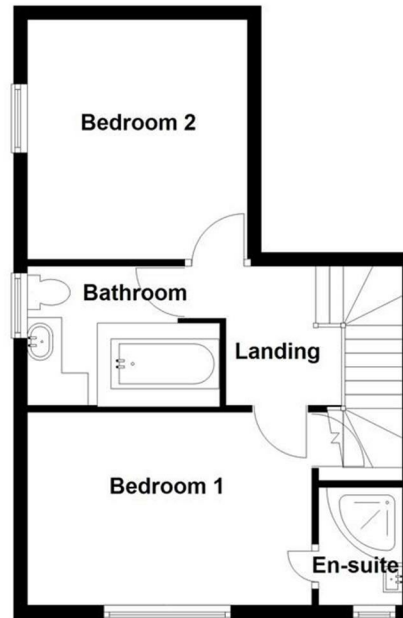
## Basement



## Ground Floor



## First Floor



### 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		
(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	

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