



67 West Royd Avenue, Mirfield, WF14 9LB

£300,000

bramleys

Situated in a popular and well regarded area of Mirfield, is this 3 bedroom detached family home. Offering scope to put your own stamp on the property from the outset to realise the property's full potential. Features include uPVC double glazing, gas fired central heating and a layout which comprises:- entrance hall, kitchen, dining room, conservatory/sun room and lounge. To the first floor there are 3 bedrooms, bathroom and separate WC. Externally the property has a well proportioned garden to the front of the property and a private secure back garden to the rear. There is also off road parking via a driveway and detached single garage. An internal viewing is highly recommended to fully appreciate the potential that this property has to offer.

Energy Rating: TBA





GROUND FLOOR:

Enter the property through a composite and glazed external door into:-

Entrance Hallway

Having a useful understairs store cupboard which houses the central heating boiler. There is also a uPVC double glazed window to the front elevation, central heating radiator, staircase rising to the first floor and doors accessing all of the ground floor accommodation.

Lounge

20'3" max x 14'4" max (6.17m max x 4.37m max)

A well proportioned reception room which provides ample natural light from uPVC double glazed windows to both the front and rear elevation. The main focal point of the room is a living flame gas fire which is set within a decorative surround with back and hearth, there are also wall light points, dado rail decor, ceiling coving and a central heating radiator.

Kitchen

13'3" x 10'8" (4.04m x 3.25m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is a 1.5 bowl stainless steel sink with side drainer and mixer tap, free standing cooker point with extractor fan above, space and plumbing for a washing machine, space for a dishwasher, breakfast bar area, central heating radiator and a uPVC double glazed window which overlooks the rear garden. There is also a uPVC double glazed external door which accesses the rear.

Dining Room

10'8" x 9'6" (3.25m x 2.90m)

Having a central heating radiator and uPVC double glazed sliding patio doors which access the conservatory.



Conservatory/Sun Room

10'6" x 10'1" (3.20m x 3.07m)

A pleasant addition to the existing accommodation and being of uPVC double glazed construction.

FIRST FLOOR:

Landing

Having a loft access point and 2 useful storage cupboards, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 1

14'4" x 11'9" (4.37m x 3.58m)

Having a range of fitted wardrobes which allow for ample hanging and storage space, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 2

11'5" x 11'1" (3.48m x 3.38m)

A second bedroom of double proportions, having a uPVC double glazed window overlooking the rear and a central heating radiator.

Bedroom 3

14'4" x 8'2" (4.37m x 2.49m)

A well proportioned third bedroom, having a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC. There is a uPVC double glazed window to the rear elevation and a ladder style radiator.

Separate WC

Furnished with a pedestal wash hand basin and low flush WC, together with a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a well proportioned predominantly lawned garden with mature borders and a tarmacadam driveway which leads to the rear of the property and allows

for off road parking. There is a detached garage with up and over door, as well as a personal access door. Gated access gives access to the rear garden, which is tiered with pebbled/rockery areas and a paved seating area.

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 centre of Mirfield on Huddersfield Road in the direction of Dewsbury. Turn left into Knowl Road, then right into West Royd Avenue and the property will be found after a short distance on the right hand side, 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:

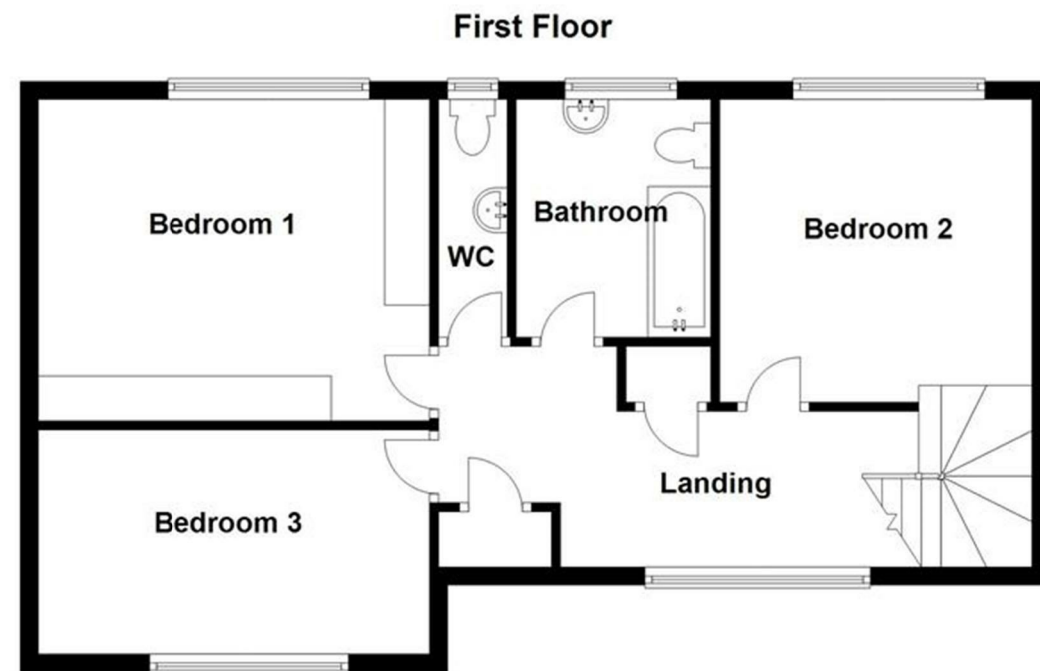
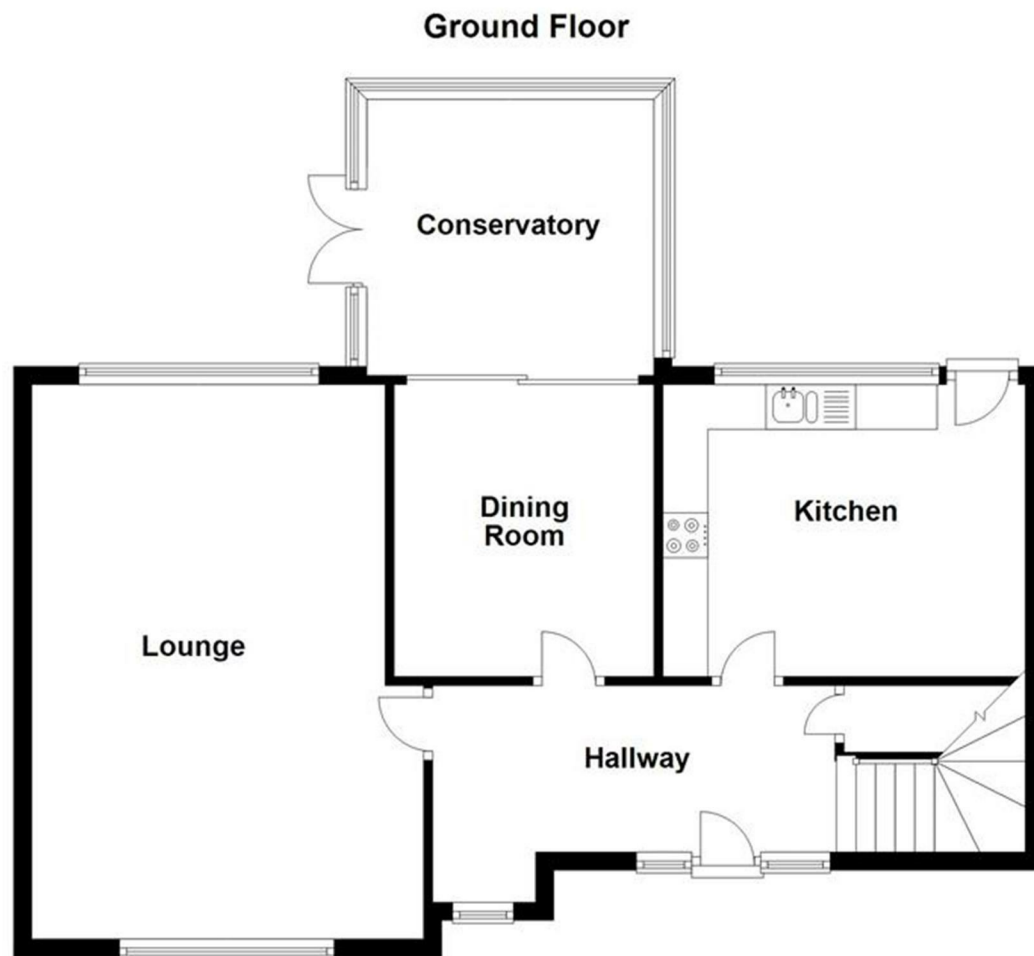
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		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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