



16 Wellhouse Close, Mirfield, WF14 0BQ  
Offers Over £249,950

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This well presented 3 bedroom, semi-detached property would suit the needs of the young and growing family, as well as providing a home ready to move into with minimal expense. With gas fired central heating, built-in surround sound on the ground floor and uPVC double glazing throughout, together with accommodation briefly comprising:- Entrance vestibule, lounge, kitchen, first floor landing, 3 bedrooms and bathroom.

Externally there is off road parking to the front and garden to the rear.

This property is situated in a quiet area of Mirfield, within walking distance of amenities including shops and public transport links, with Mirfield town centre being only a short drive away.

Ideally placed for well regarded schooling, the property would provide an ideal space for those with a growing family, or alternatively those wishing to commute to nearby towns and cities.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



## GROUND FLOOR:

Enter the property through an external door.

### Entrance Vestibule

Fitted with a central heating radiator, staircase rising to the first floor and a door accessing the lounge.

### Lounge

14'5" x 12'4" (4.39m x 3.76m)

With a uPVC double glazed bow window to the front elevation, central heating radiator, ceiling spotlights and is open to the dining kitchen.

### Dining Kitchen

16'1" x 10'8" (4.90m x 3.25m)

This superb contemporary dining kitchen was fitted within the last 12 months. Having a range of fitted wall and base units with working surfaces and upstands. There is an inset sink unit with Quooker boiling tap, integrated 4 ring electric hob, electric oven, extractor fan, space and plumbing for a washing machine, and space for a freestanding fridge freezer. There is also a central heating radiator, uPVC double glazed window to the rear elevation, uPVC double glazed French doors which access the rear, a composite and glazed exterior door to the side elevation and a further door which accesses an understairs storage cupboard.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, access to the loft with ladder and boarded throughout. Doors leading to the first floor accommodation.

### Bedroom 1

15'2" x 9'6" (4.62m x 2.90m)

Situated to the front of the property, having a uPVC double glazed window and a central heating radiator.

### Bedroom 2

10'6" x 10'2" (3.20m x 3.10m)

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

### Bedroom 3

With a uPVC double glazed window to the front elevation, central heating radiator and built-in storage cupboards.

### Bathroom

Fitted within the last 3 years, this room is furnished with a 3 piece suite comprising of a panelled bath with concertina glass shower screen and shower above, vanity wash hand basin with useful storage cupboards and an encased low flush WC. There is also a central heating radiator and uPVC double glazed window to the rear elevation.



### OUTSIDE:

To the front of the property there is a tarmac driveway which allows parking for numerous vehicles leading to the detached garage and having the benefit of an outdoor electricity supply. The rear garden has an Indian stone paved patio area and artificial lawn with further patio area to the rear of the garden, which makes this an ideal space for entertaining in the summer months.

### Garage

With up and over door, remote control, power and light.

### 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 our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury. Take the first left hand turning onto Knowl Road and proceed along as the road becomes Water Royd Lane and in turn Old Bank Road. At the end of Old Bank Road turn right onto Greenside Road and take the first turning on the left onto Jenny Lane. At the end of Jenny Lane turn left and left again onto Wellhouse Close where the subject property can be found 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.

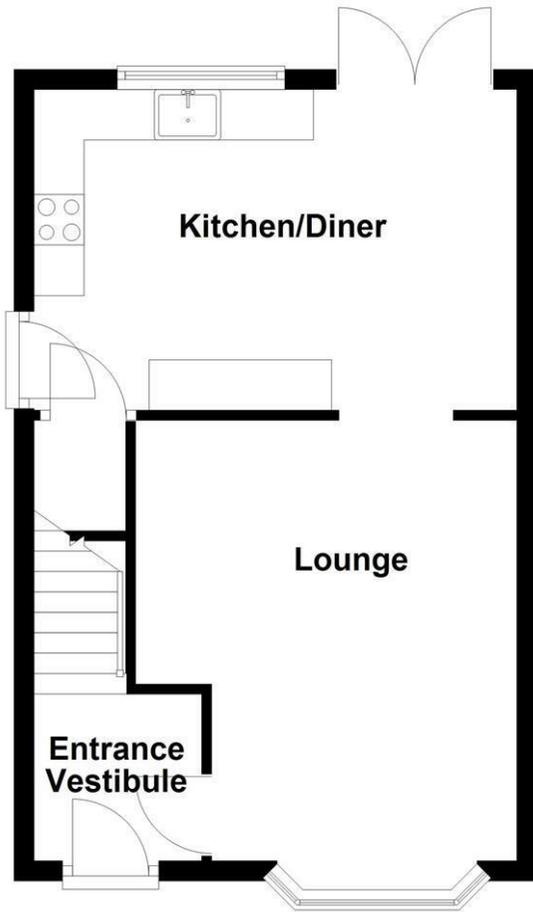
### VIEWINGS:

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

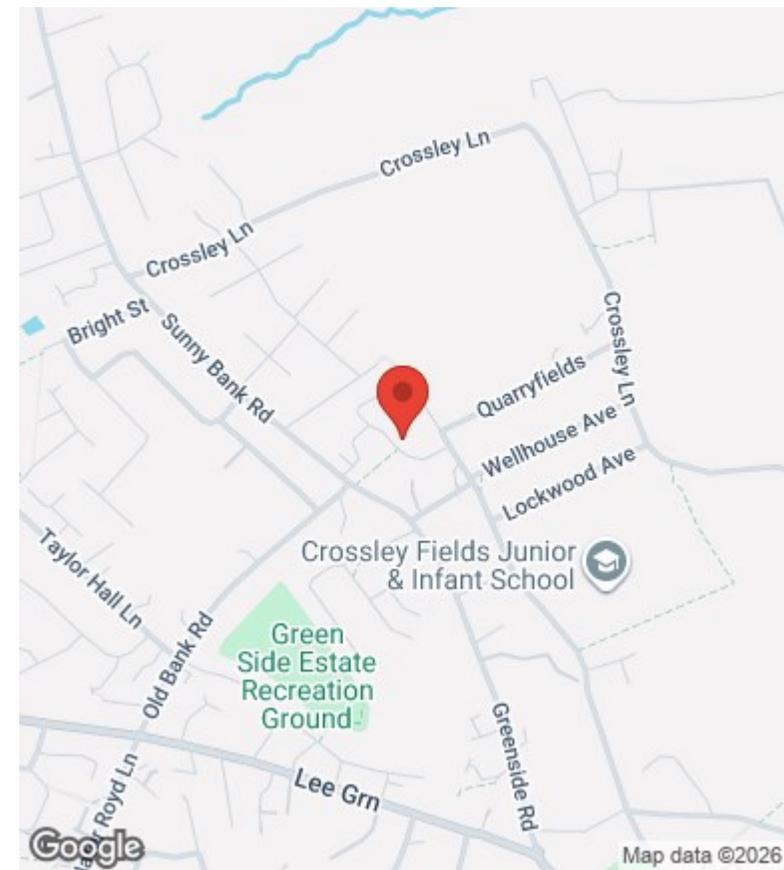
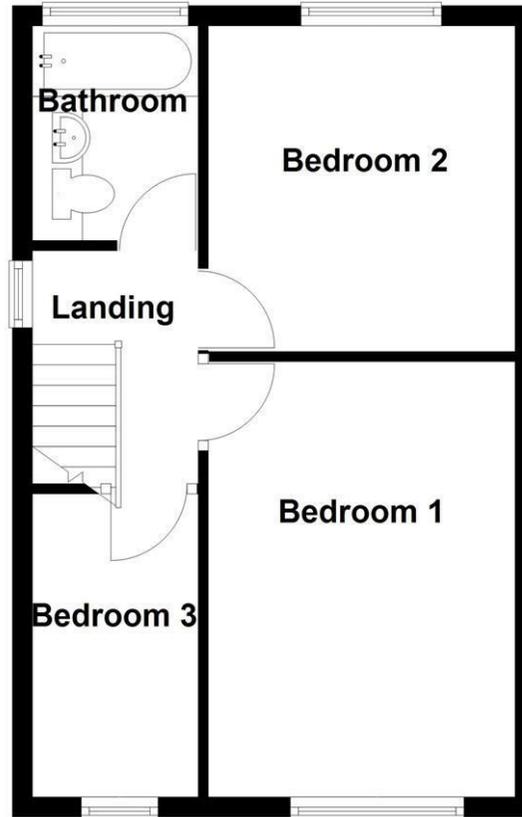




### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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