



26 St. Pauls Road, Mirfield, WF14 8AX  
£280,000

bramleys



## NO UPPER CHAIN

This well proportioned, 4 bedroom, Victorian terrace provides accommodation arranged over 3 floors and has been recently redecorated throughout. Boasting many original features along with modern conveniences, such as double glazing and gas fired central heating.

The property has a layout which comprises:- entrance hall, lounge, dining kitchen, lower ground floor cellar, first floor landing, 3 bedrooms, newly fitted bathroom and second floor bedroom with walk-in wardrobe.

Externally there is a buffer garden and permit street parking to the front, together with a private rear garden.

Superbly placed for access to Mirfield town centre and within walking distance of all the amenities within, including cafes, shops and the public transport network to nearby towns and cities, along with direct links to London.

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





## GROUND FLOOR:

Enter the property through a timber and decoratively glazed exterior door.

### Entrance Hall

This good sized entrance hall has exposed wooden flooring, dado rail decor, central heating radiator, door accessing the understairs storage cupboard and further doors accessing the lounge and kitchen. The original staircase rises to the first floor, which also has a feature newel post lamp.

### Lounge

15'9" x 15'1" (4.80m x 4.60m)

This well proportioned reception room has ample natural light by way of the box bay wooden framed double glazed window with decorative leaded lights. There is a continuation of the timber flooring, original ceiling rose and coving, picture rail décor, 2 wall light points and 2 central heating radiators. The main feature of the room is a cast iron fireplace set within a decorative marble surround with back and hearth. To one alcove there are built in shelves and storage cupboard.

### Dining Kitchen

19'7" x 15'0" (5.97m x 4.57m)

This modern dining kitchen has a range of fitted wall and base units to one wall, with granite work surfaces, upstands and an inset stainless steel sink unit with mixer tap. There is space for a range style cooker, ceiling coving, picture rail décor, central heating radiator, an extractor canopy, central island which creates further storage, integrated microwave, dishwasher, fridge, freezer and washing machine. There is a continuation of the timber flooring, timber and glazed French doors provide ample natural light and the main feature of the room is a cast iron fireplace with back and hearth. A further timber and glazed door gives access to the rear.

## LOWER GROUND FLOOR:

### Cellar

Providing two rooms and being an ideal place for storage. This area could be converted into further accommodation, subject to any necessary planning or building consents. A window to the front elevation provides natural light and this area is fitted with a fireplace, sink and central heating boiler.

## FIRST FLOOR:

### Landing

With a staircase rising to the second floor and doors accessing all of the first floor accommodation.

### Bedroom 1

15'1" x 13'6" (4.60m x 4.11m)

Situated to the front of the property, having a wooden double glazed window, part wall panelling, exposed timber flooring, a central heating radiator and feature cast iron fireplace.

### Bedroom 2

13'0" x 12'3" (3.96m x 3.73m)

Another generous bedroom which is situated to the rear of the property. Having built-in wardrobes to one alcove, wooden double glazed window, a central heating radiator and a cast iron fireplace.

### Bedroom 4

8'0" x 7'3" (2.44m x 2.21m)

A fourth bedroom of single proportions, situated to the front of the property. Providing flexibility subject to requirements and fitted with a central heating radiator and wooden framed double glazed window.





### Bathroom

This newly fitted contemporary bathroom is furnished with a 4 piece suite comprising of a freestanding roll top, claw footed bath with chrome mixer taps, double vanity sink unit with chrome mixer taps, corner shower cubicle with thermostatic mixer shower and low flush WC. There is a traditional style radiator with towel rail, part tiled walls and ceiling spotlights.

### SECOND FLOOR:

#### Bedroom 3

20'2" x 10'1" (6.15m x 3.07m)

An excellent addition to the home, offering a well proportioned bedroom with central heating radiator and Velux style window. A door gives access to a walk-in wardrobe, which provides useful additional storage space.

### OUTSIDE:

To the front of the property, a stone pillared entrance leads to the path and three steps which provide access to the front door. There is also an adjacent buffer garden area with mature shrubs and wrought iron fencing. To the rear of the property there is a brick paved patio area and the rear garden is predominantly laid to lawn, with mature planted borders and apple tree.

### 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 Bramleys Mirfield office via Huddersfield Road (in the direction of Huddersfield). At the second set of traffic lights turn right onto St Pauls Road where the property can be found on the left hand side.

### 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) <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>                  | 44                      | 73        |
|                                             | 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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