



7 Chestnut Meadows, Mirfield, WF14 0HH  
£175,000

bramleys



Situated on a popular cul de sac is this modern semi detached house. The two bedroomed accommodation has the benefit of a conservatory extension to the rear and is available with no onward chain. Featuring uPVC double glazing and gas central heating system, the property has off road driveway parking and a good sized enclosed rear garden. Located within easy reach of local amenities, well regarded schooling and major road and rail links, an early viewing is strongly recommended.

## GROUND FLOOR

A uPVC exterior door leads into the kitchen.

### Kitchen

13'2" x 8'6" (4.01m x 2.59m)

Situated to the front and having a central heating radiator and a uPVC window. The kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and has an inset sink unit with mixer tap and drainer.

### Lounge

13'2" x 12'9" (4.01m x 3.89m)

Having an open plan staircase leading to the first floor accommodation and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire and sliding patio doors lead in to the conservatory.

## Conservatory

10'11" x 9'3" (3.33m x 2.82m)

Being uPVC in construction and having a central heating radiator and a door out to the rear garden.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom 1

13'2" x 8'4" (4.01m x 2.54m)

Overlooking the front and having a uPVC window and a central heating radiator. To one wall are fitted wardrobes with mirrored doors.





#### TENURE:

Freehold

#### COUNCIL TAX BAND:

B

#### 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.

#### Bedroom 2

8'3" x 6'9" (2.51m x 2.06m)

Located to the rear and having a built in store cupboard, a central heating radiator and a uPVC window.

#### Bathroom

Furnished with a 3 piece suite comprising of panelled bath, hand wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC window.

#### OUTSIDE

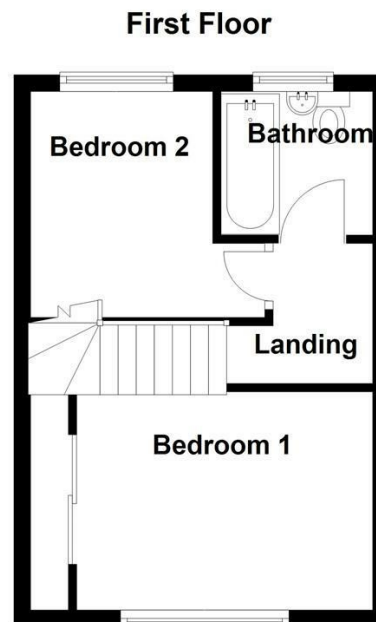
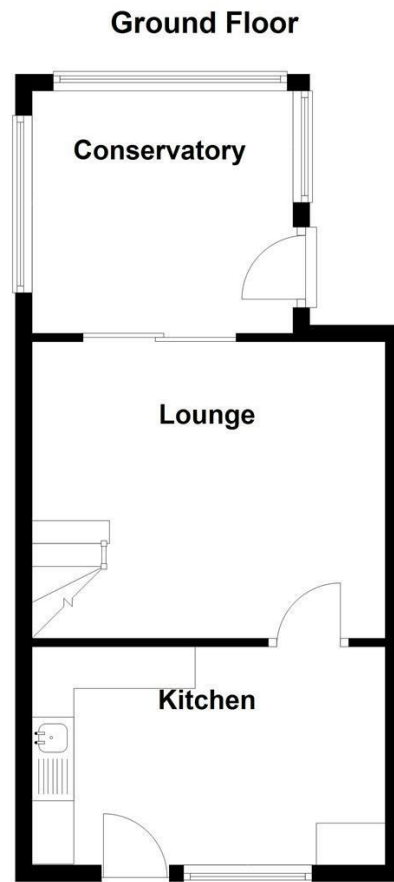
To the front of the property is a lawned garden, along with a side driveway providing off road parking facilities. To the rear is a good sized enclosed rear garden which is mainly lawned with planted areas.

#### 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.







| 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>                            | 68                         | 75        |
| (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<br>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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