



43 Bank Street, Mirfield, WF14 9QF  
£170,000

bramleys

Bramleys are pleased to welcome to the market this well presented, 2 bedroom, double fronted back to back end terraced property.

Situated in a quiet, pleasant locality and having a superb garden with seating area. This property would make a fantastic purchase for the first time buyer or professional couple looking for a property which can be occupied with the minimum of expense. Features include uPVC double glazing throughout and gas fired central heating. The property offers further potential to create a good sized bedroom in the loft (subject to any necessary consents) and has a layout which comprises:- entrance vestibule, kitchen, lounge, lower ground floor cellar, first floor landing, 2 bedrooms and bathroom.

Ideally placed for access to Mirfield town centre and all the amenities afforded there including rail links, shops and cafes, together with the M62 motorway network only a short distance away.

An internal viewing is highly recommended to appreciate the locality and condition of the property.



## GROUND FLOOR:

Enter the property via a solid timber and glazed exterior door into:-

### Entrance Vestibule

Having doors accessing the kitchen and lounge, together with a staircase rising to the first floor.

### Kitchen

15'5" x 8'1" (4.70m x 2.46m)

The kitchen has been fitted within the last 5 years, it provides a range of matching wall and base units with laminated work surfaces and upstands. Features include an inset Belfast sink with mixer tap, a four ring induction hob with extractor above, and an integrated electric oven and dishwasher. There is additional space and plumbing for a washing machine, fridge, and freezer. A breakfast bar provides seating for two, while a central heating radiator and a uPVC double-glazed window offer comfort and pleasant views over the rear garden. A door leads to the cellar.

## LOWER GROUND FLOOR:

### Cellar

With power, light and ideal for storage.

### Lounge

14'9" x 14'2" (4.50m x 4.32m)

A superb sized lounge, with substantial integrated storage, having a wood burning stove with oak mantel, a central heating radiator and a uPVC double glazed window which overlooks the garden.

## FIRST FLOOR:

### Landing

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

### Bedroom 1

14'9" x 11'6" (4.50m x 3.51m)

A good sized master bedroom which provides far reaching views via the uPVC double glazed window and also having a central heating radiator.

### Bedroom 2

14'9" x 7'6" (4.50m x 2.29m)

Another good sized bedroom which has a central heating radiator and uPVC double glazed window overlooking the garden and views beyond.



## Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with electric shower over and glass shower screen, a vanity wash hand basin with useful storage, and a low flush WC. There are part aqua panelled walls, ladder style radiator and a uPVC double glazed window to the front elevation.

## LOFT

A generously sized loft room, boarded throughout and extending the full length of the property, accessed via a retractable ladder. The loft is currently used for storage and benefits from two Velux windows that provide plenty of natural light. This versatile area also offers excellent potential for conversion into a bedroom, subject to the necessary consents.

## OUTSIDE:

A traditional stone pathway, accessed via a timber gate, leads to the front door. The south west facing garden is attractively landscaped, featuring a lawn, well established planting, and productive apple and pear trees trained along a trellis by the rear seating area with overhead pergola. Additional features include a sheltered wood store and a water butt. The garden enjoys far-reaching views and benefits from plentiful afternoon and evening sunshine, making it an ideal space for relaxing in the warmer months. The property has on street car parking.

## 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:

A

## 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.

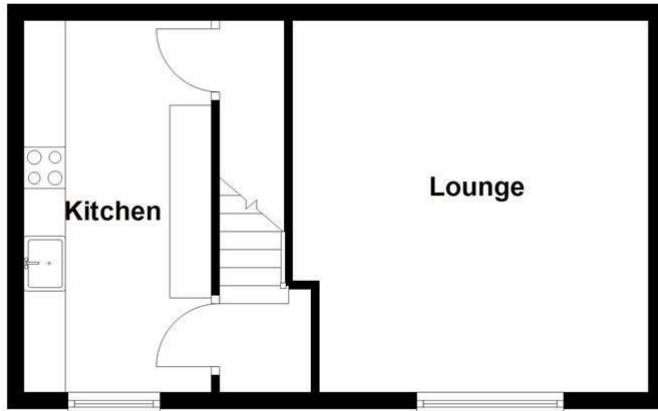
## VIEWINGS:

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

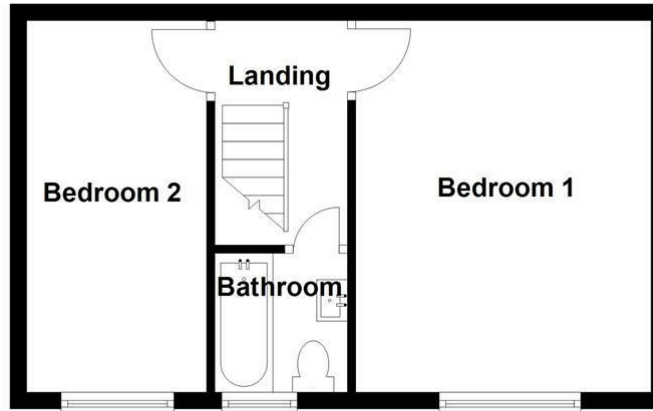




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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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