



26 Water Royd Crescent, Mirfield, WF14 9SY

£225,000

bramleys

NO UPPER CHAIN

Bramleys are pleased to offer for sale, this well proportioned 3 bedroom semi-detached family home.

Situated in an ever popular area within Mirfield, the property would form an ideal purchase for those with a young family. Set on good sized plot, the property does require a general programme of upgrading, which has been reflected within the asking price. Externally there is a generous garden to the rear and off road parking to the front by way of a driveway and single garage.

Handily placed with local amenities and well regarded schooling nearby, along with easy access to major road and rail links. An early viewing is strongly recommended to appreciate the potential this property has to offer.



GROUND FLOOR

Entrance Vestibule

Accessed via a side uPVC exterior door and having a useful under stairs storage cupboard.

Kitchen/Dining Room

20'3" x 10'8" (6.17m x 3.25m)

Overlooking the front of the property via two uPVC double glazed windows. This spacious dining kitchen is fitted with a central heating radiator, wall and base units with inset sink unit, oven and hob. An open plan staircase leads to the first floor accommodation.

Lounge

20'3" x 11'0" (6.17m x 3.35m)

A spacious lounge which is fitted with a central heating radiator, uPVC windows and French doors which provide access to the rear garden.

FIRST FLOOR

Landing

With access to bedrooms, bathroom and shower room.

Bedroom 1

12'8" x 10'9" (3.86m x 3.28m)

Overlooking the rear, this good sized double bedroom is fitted with a uPVC window, central heating radiator and a built-in storage cupboard.

Bedroom 2

12'8" x 8'0" (3.86m x 2.44m)

Having a uPVC window to the front elevation, a built-in cupboard and a central heating radiator.

Bedroom 3

8'0" x 7'2" (2.44m x 2.18m)

Fitted with a uPVC window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath, wash basin and WC. There are part tiled walls, a central heating radiator and uPVC window.

Shower Room

Having a shower cubicle and a ladder style radiator. There is also loft access from this room.

OUTSIDE

To the front of the property, there is a lawned and planted garden area, along with a side driveway providing off road parking facilities and in turn providing access to the attached single garage. To the rear, there is a generous enclosed garden which is predominantly lawned, with mature trees and shrubs.

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:

C

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.

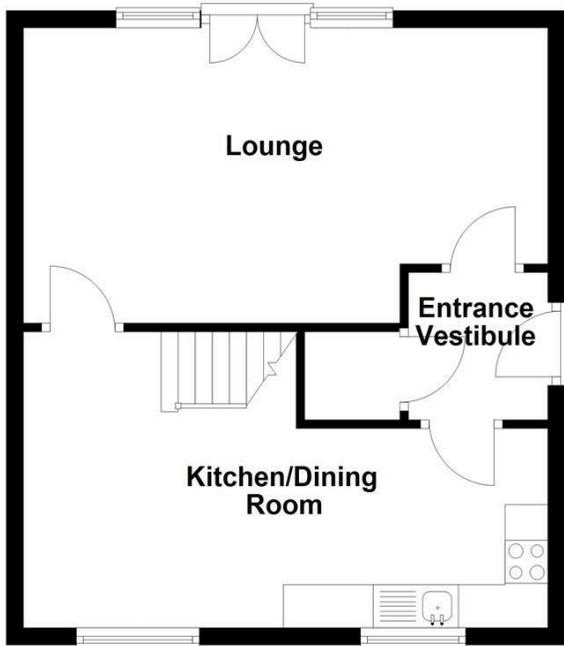
VIEWINGS:

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

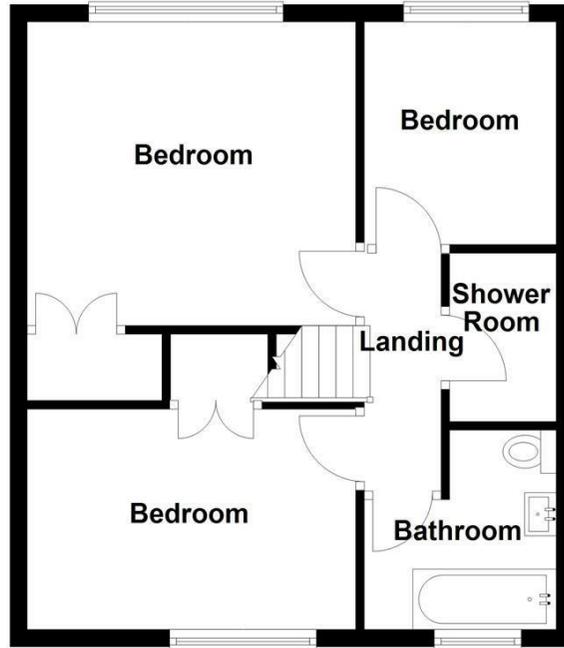




Ground Floor



First Floor



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

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Huddersfield | Halifax | Elland | Mirfield

