



69 Greenside Road, Mirfield, WF14 0AS

Guide Price £145,000

**bramleys**



**\*\*NO CHAIN \*\***

Bramleys are delighted to offer for sale this 2 bedroom terraced property situated over 3 levels offering accommodation with features including gas fired central heating and uPVC double glazing throughout. The layout comprises:- entrance vestibule, lounge, lower ground floor dining kitchen, 2 first floor bedrooms and bathroom. Externally, there is a buffer garden to the front and a generously sized paved garden to the rear. Offered for sale with no vendor chain, this property would make a superb purchase for first time buyers or investor buyers alike, looking for a property which is situated in a popular residential area close to amenities including schooling and shops as well as being on a direct public transport route. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



## GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

### Entrance Vestibule

Where there is a central heating radiator, staircase rising to the first floor and a door accessing the lounge.

### Lounge

15'2" x 12'4" (4.62m x 3.76m)

A well proportioned reception room having a uPVC double glazed window to the front elevation, a central heating radiator and the main focal point of the room is an electric fire set within a modern surround with back and hearth and a door accesses the kitchen stairs.

## LOWER GROUND FLOOR:

### Kitchen

15'0" x 14'2" (4.57m x 4.32m)

This good sized kitchen is fitted with a range of base and wall units with laminated working surfaces inset into which is a circular sink unit with side drainer and mixer tap. There is also a 4 ring hob with extractor fan over, space and plumbing for a washing machine, a central heating radiator, a useful under stair storage cupboard housing the central heating boiler and a uPVC double glazed window to the front elevation together with a uPVC exterior door accessing the rear garden.

## FIRST FLOOR:

### Landing

With doors accessing all of the first floor accommodation.

### Bedroom 1

10'7" x 10'6" (3.23m x 3.20m)

Fitted with wood effect laminate flooring, a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

10'7" x 6'0" (3.23m x 1.83m)

This second bedroom of single proportions has a uPVC window to the front elevation, a central heating radiator, bulkhead storage cupboard and loft access point.

### Bathroom

Fully tiled and furnished with a 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

## OUTSIDE:

To the front, there is a low maintenance pebbled garden which is walled and has stone steps leading to the front door. A driveway leads down the side of the property leading to the rear. The rear garden is predominantly paved and has borders and fencing and stone steps lead down to the lower ground floor kitchen door.



**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 Bramleys office in the direction of Dewsbury via Huddersfield Road taking the third left into Church Lane. Continue along Church Lane into Dunbottle Lane and upon reaching The Dusty Miller pub, continue ahead and at the roundabout, go straight ahead onto Greenside Road where this property can be found on the left hand side clearly identified via the Bramleys for sale sign.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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.

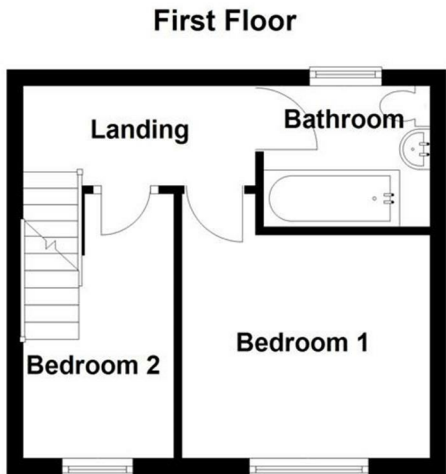
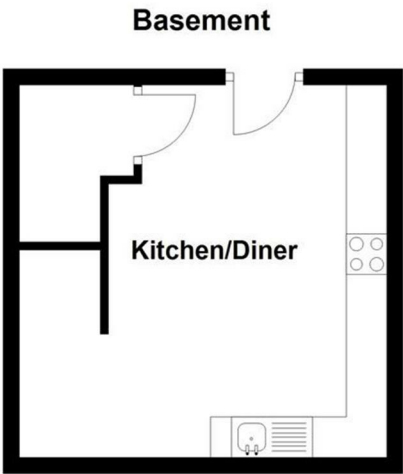
**ONLINE CONVEYANCING SERVICES:**

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:-

Mirfield Properties: 01924 495334



**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

