



4 Norman Road, Mirfield, WF14 9SR  
Offers In The Region Of £240,000

bramleys





Offered for sale with no onward chain is this spacious semi detached house. Offer versatile 3/4 bedroomed accommodation, the property would make an ideal project and has been priced to reflect the updating works required. Set on a good sized plot with gardens to front and rear, driveway parking and a large extended garage. This property has double glazing and gas central heating system and is situated in an ever popular location. With local amenities, well regarded schooling and major road and rail links nearby an early viewing is strongly recommended to appreciate the potential on offer.









## GROUND FLOOR

### Entrance Hall

Accessed via a side uPVC door and having a useful built in storage cupboard and stairs to the first floor.

### Lounge

17'8" x 12'7" (5.38m x 3.84m)

A good sized lounge overlooking the front of the property and having a window and a central heating radiator. To one wall is stone effect fire place with inset fire.

### Ground floor bedroom

9'8" x 9'6" (2.95m x 2.90m)

Located to the front and having a central heating radiator and a window.

### Kitchen

12'5" x 11'2" (3.78m x 3.40m)

Fitted with wall and base units with work surfaces, tiled splashbacks and inset sink unit. There is a window to the rear, a central heating radiator and a door leading into the porch. The kitchen is currently open plan to the to snug/dining room.

### Porch

With a further door out to the rear garden.

### Snug/Dining room

10'0" x 8'2" (3.05m x 2.49m)

With sliding patio doors out to the rear garden and a central heating radiator.

### WC

Having a WC and a wash basin.

## FIRST FLOOR







### Landing

Having a side window and an in built cupboard.

### Bedroom

11'5" x 11'2" (3.48m x 3.40m)

Located to the front and having a window and a central heating radiator.

### Bedroom

10'6" x 10'3" (3.20m x 3.12m)

Another double bedroom located to the rear and having a central heating radiator and a window.



### Box Room

9'6" x 5'10" (2.90m x 1.78m)

With some limited head room, a window and a central heating radiator.

### Bathroom

A spacious bathroom furnished with a 3 piece coloured suite comprising of bath, wash basin and WC. There is some wall tiling, a window and a central heating radiator.



### OUTSIDE

To the front of the property is a paved fore court garden with outer planting and driveway to the side. The drive leads to a larger than average garage, providing ideal storage and parking space. The rear garden is paved for low maintenance and is enclosed by a gate, making it secure for children or pets.

### 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.

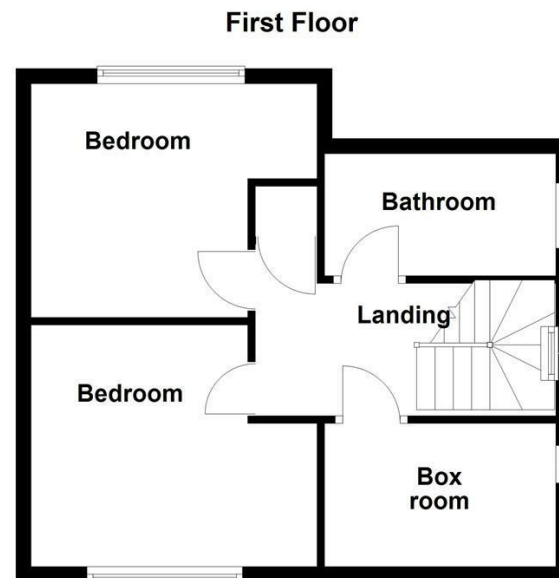
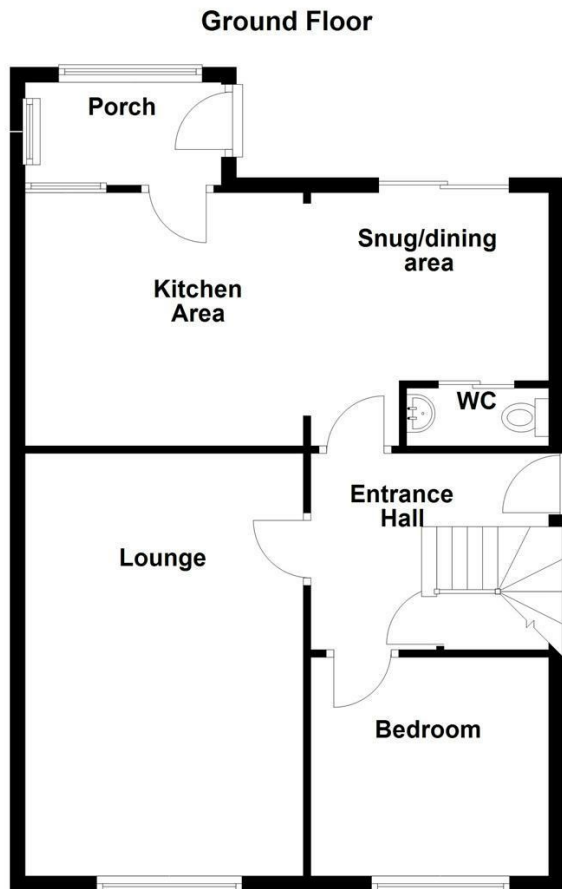












**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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
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>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

