



28 Granny Lane, Mirfield, WF14 8LF  
£279,950

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Offered for sale with no vendor chain is this 3 bedroom semi-detached property set on a well proportioned plot and is ideally placed for Mirfield town centre and all the amenities afforded there including the train service which offers links to neighbouring towns and cities. Benefitting from a pleasant aspect to the front of the property and set back from the main road, there is ample off-road parking and the addition of a shared drive and garage. The accommodation briefly comprises:- entrance hall, lounge, dining kitchen, 3 first floor bedrooms, bathroom and separate WC. To the rear, there is a well proportioned garden with decked seating areas and other features including gas fired central heating, uPVC double glazing and alarm system. The property would make an ideal purchase for those with a young and growing family. An internal viewing is highly recommended to fully appreciate the deceptive size of accommodation on offer.



## GROUND FLOOR:

Enter the property via a composite and glazed entrance door into:-

### Entrance Hallway

Where there is a central heating radiator, useful under stair storage cupboard, stairs elevating to the first floor and doors accessing the kitchen and lounge.

### Lounge

18'1" max x 11'6" (5.51m max x 3.51m)

This well presented reception room has ample natural light by way of 2 uPVC double glazed windows to both the front and rear elevations, ceiling coving and a central heating radiator. The main focal point of the room is the gas fire set within a modern surround with back and hearth.

### Dining Kitchen

12'0" x 11'5" (3.66m x 3.48m)

Another light room with uPVC double glazed windows to front and rear elevations. This dining kitchen is fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks inset into which is a composite sink unit with side drainer and mixer tap. Further integrated appliances include an electric hob, electric oven, fridge, freezer and space and plumbing for a washing machine. There is also a central heating radiator and a uPVC double glazed door accessing the conservatory.

### Conservatory

8'4" x 3'10" (2.54m x 1.17m)

This pleasant addition to the existing accommodation benefits from pleasant views of the rear garden via the uPVC double glazed windows. There is also a useful storage cupboard and uPVC double glazed exterior which accesses the rear garden.

## FIRST FLOOR:

### Landing

There is loft access, a uPVC double glazed window to the front elevation and doors accessing all of the first floor accommodation.

### Bedroom 1

11'7" x 8'4" (3.53m x 2.54m)

Situated to the front of the property and having a uPVC double glazed window and a central heating radiator.

### Bedroom 2

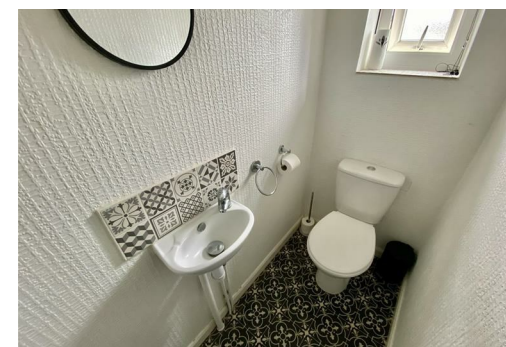
11'7" x 9'3" (3.53m x 2.82m)

This second double bedroom is situated to the rear of the property with a uPVC double glazed window and a central heating radiator.

### Bedroom 3

11'1" x 8'5" (3.38m x 2.57m)

A further double bedroom fitted with a central heating radiator and a uPVC double glazed window to the rear of the property.



Bathroom

Furnished with a 2 piece suite comprising panelled bath with shower over with glass shower screen and a pedestal wash hand basin. There is also useful alcove storage, a central heating radiator and uPVC double glazed window.

WC

Fitted with a low flush WC and wall mounted wash hand basin as well as having a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front, there is a good sized tarmacadam shared driveway which allows parking for several vehicles with a pleasant rockery border together with established plants and hedging and stone walling to the front. The driveway leads to a single garage which has an up and over door together with power and light. There is also a useful outside store, fencing and a gate leading to the rear garden. To the rear, there is a paved area along with a lawned garden with mature planted hedging and borders, patio areas and a decked area.

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 Mirfield via Huddersfield Road in the direction of Huddersfield turning left at the traffic lights into Station Lane. Upon reaching the mini roundabout, turn left onto Granny Lane and after a short distance, the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

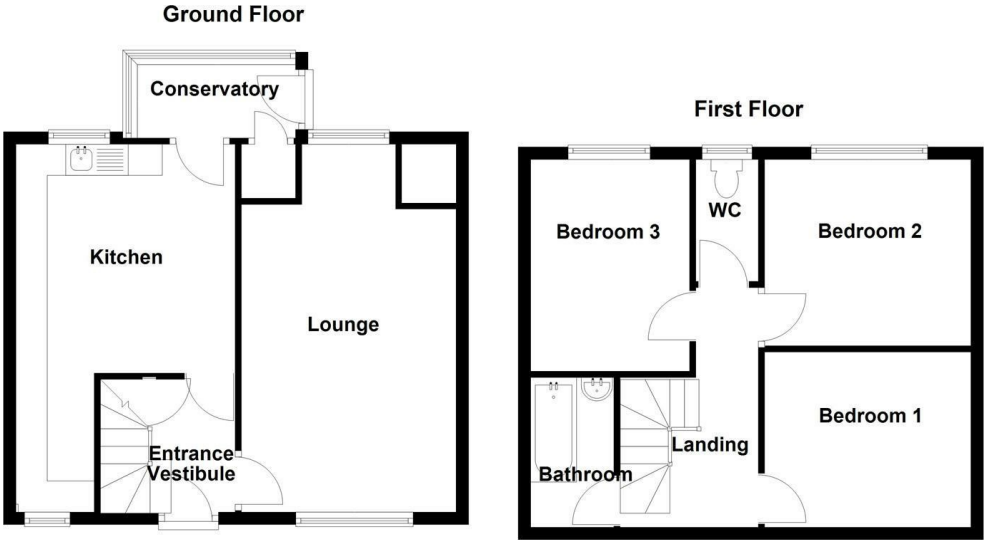
ONLINE CONVEYANCING SERVICES:

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:-

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

