



36 Moor Croft Close, Mirfield, WF14 9FA  
£435,000

**bramleys**

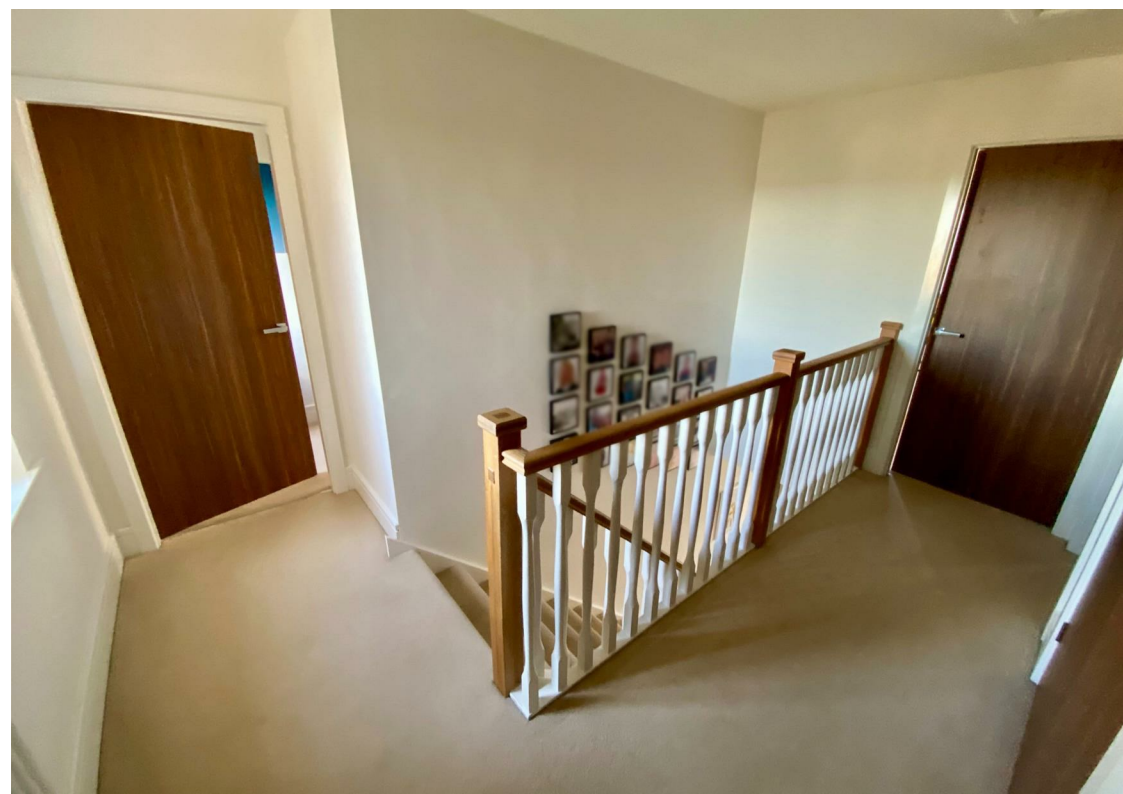
Bramleys are delighted to welcome to the market this superbly presented, 4 bedroom detached family home. Situated on a corner plot within a development of similar style properties, it is arguably the best position within the cul-de-sac, providing quality fixture and fittings throughout and modern features which include gas fired central heating, uPVC double glazing and has a layout which comprises:- entrance hall, office, utility room/WC, open plan dining kitchen, lounge, first floor landing, 4 bedrooms, en suite to master and a family bathroom.

Externally there is ample off road parking, a detached garage (which has been split to provide storage and a useful home office/gym space) and gardens to both front, side and rear.

Conveniently positioned within a sought after residential area within Mirfield, with public transport links to nearby towns and cities, easy access into Mirfield town centre and all the amenities afforded there including rail links to Leeds, Huddersfield, Manchester and further direct links to London.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.





## GROUND FLOOR:

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

### Entrance Hall

With gloss tiling to the floors, a central heating radiator and doors accessing all of the ground floor accommodation. A staircase rises to the first floor accommodation.

### Office/Play room

9'6" x 9'3" (2.90m x 2.82m)

Situated to the front of the property and currently utilised as an office, this room could be used for other purposes subject to requirements. With a central heating radiator and uPVC double glazed, box bay window to the front elevation.

### Utility Room

8'8" x 5'3" (2.64m x 1.60m)

With space and plumbing for a washing machine. There is useful storage, laminated work surfaces and inset sink. A further door leads through to the WC.

### WC

Furnished with a low flush WC, central heating radiator and uPVC window to the side elevation.

### Dining Kitchen

16'3" x 13'8" (4.95m x 4.17m)

This superb modern dining kitchen is open to the hallway and has a continuation of the high gloss flooring. A set of uPVC double glazed Bi-fold doors open out to the rear garden and the kitchen is fitted with a range of modern wall and base units with laminated work surfaces and upstands, inset into which is a 1.5 bowl stainless steel sink with side drainer and mixer tap. Further integrated appliances include an oven, microwave, 5 ring gas hob, dishwasher, fridge and freezer. The kitchen also has a central heating radiator and door accessing an understairs storage cupboard. A further door leads into the lounge.

### Lounge

19'4" x 11'7" (5.89m x 3.53m)

This wonderful sized lounge has ample natural light through a uPVC double glazed, box bay window to the front elevation and further uPVC double glazed window to the rear elevation. There are also 2 central heating radiators.

## FIRST FLOOR:

### Landing

Having double doors which access a useful storage cupboard and a uPVC double glazed window to the side elevation.

### Master Bedroom

19'8" x 9'1" (5.99m x 2.77m)

This generous master bedroom has fitted wardrobes with sliding doors, TV point, 2 uPVC double glazed windows to both front and rear elevations, inset ceiling spotlights and a central heating radiator. A door gives access to the en suite.

### En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece suite which comprises of a concealed flush WC, walk-in shower cubicle and vanity wall hung wash basin with drawer beneath. There is also a uPVC double glazed window and built-in cupboard.

### Bedroom 2

10'0" x 7'2" (3.05m x 2.18m)

With fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window to the side elevation.

### Bedroom 3

10'0" x 8'9" (3.05m x 2.67m)

Situated to the front of the property, with fitted wardrobes, a uPVC double glazed window and central heating radiator.

### Bedroom 4

9'8" x 6'1" (2.95m x 1.85m)

With fitted wardrobes, a central heating radiator and uPVC double glazed window to the front elevation.

### Bathroom

Being fully tiled and furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, wall mounted vanity wash basin with storage drawers and a low flush WC. There is also a ladder style radiator and uPVC double glazed window to the side elevation.



### OUTSIDE:

To the front of the property a tarmac driveway allows for parking for several vehicles and sweeps round the side of the property, leading to a detached garage. The rear garden is enclosed by timber fencing and comprises a lawned garden with paved seating area. To the rear of the garage there is an additional section of garden.

### Garage

With up and over door, power and light. The garage has been split in to two parts. The first section provides storage, whilst the second half is currently utilised as a home office/gym area.

### Home Office/Gym Area

11'9" x 9'2" (3.58m x 2.79m)

With uPVC double glazed, Bi-fold doors. This useful additional space could be utilised for a variety of purposes, subject to requirements.

### 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:

E

### 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:

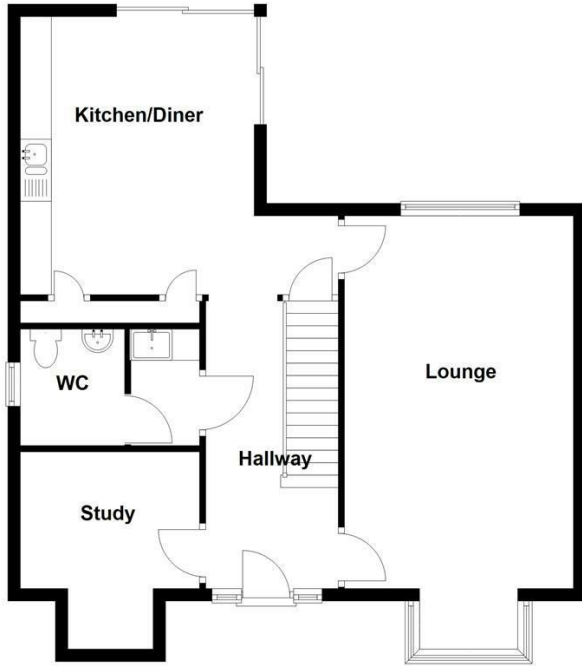
Please call our office to book a viewing on 01924 495334.



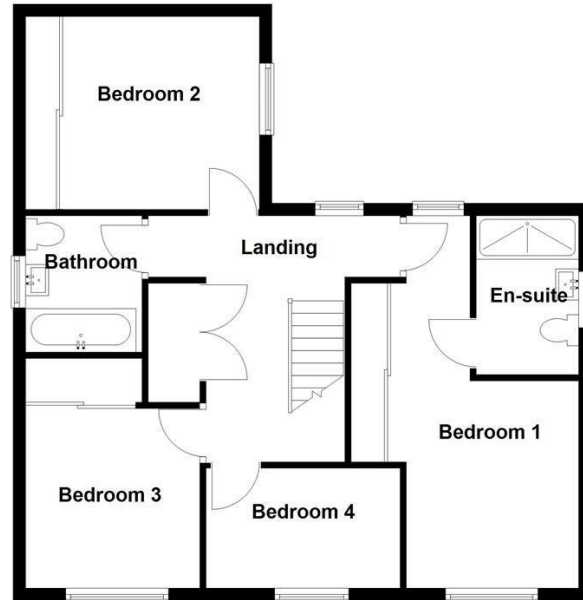




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	85
		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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