



4 Fields Way, Mirfield, WF14 0FB  
£270,000

bramleys



Bramleys are delighted to welcome to the market, this exceptionally well presented 3 bedroom, semi-detached property. Situated in a prominent place within the development on a no-through road, with wonderful outlook over the green. This property would make an Ideal purchase for those looking for a property which can be occupied with the minimum of expense.

With high quality fixtures and fittings throughout, including uPVC double glazing, gas fired central heating and accommodation briefly comprising:- entrance vestibule, lounge, dining kitchen, ground floor WC, first floor landing, master bedroom with an en suite, 2 further bedrooms and bathroom.

Externally there is off road parking for 2 cars and a private rear garden.

Well placed for commuter links via the motorway network, thus making access to nearby towns and cities readily accessible. The property also sits within easy reach of well regarded local schooling and requires an internal viewing to fully appreciate the quality of accommodation on offer.





## GROUND FLOOR:

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

### Entrance Vestibule

With a small storage cupboard, staircase rising to the first floor, central heating radiator and door accessing the lounge.

### Lounge

14'0" x 12'0" (4.27m x 3.66m)

A well presented reception room which is situated to the front of the property, having a uPVC double glazed window and a central heating radiator. A door accesses the dining kitchen.

### Dining Kitchen

15'5" x 9'5" (4.70m x 2.87m)

Fitted with a range of modern wall and base units, with laminated work surfaces and upstands. There is an inset 1.5 bowl sink unit with side drainer and mixer tap, further integrated appliances include a 4 ring gas hob with extractor fan above, double oven, fridge, freezer and washing machine. This good sized kitchen also has a dining area, ideal for entertaining and

there is wood effect laminate flooring, a central heating radiator, uPVC double glazed window overlooking the rear garden and a set of uPVC double glazed French doors. From the kitchen there is a useful storage cupboard and door providing access to the cloakroom/WC.

### Cloakroom/WC

Fitted with a 2 piece suite comprising of a low flush WC and wash hand basin. There is a central heating radiator and modern wall panelling.

## FIRST FLOOR:

### Landing

Having a loft access point and doors which access all of the first floor accommodation.

### Bedroom 1

10'8" x 10'7" (3.25m x 3.23m)

Situated to the front of the property, having a pleasant outlook through the uPVC double glazed window. There is a central heating radiator and door which accesses the en suite.



### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and walk-in shower cubicle. There is a central heating radiator, uPVC double glazed window and part tiled walls.

### Bedroom 2

10'8" x 8'6" (3.25m x 2.59m)

A second bedroom of double proportions, situated to the rear of the property. Having a uPVC double glazed window and a central heating radiator.

### Bedroom 3

11'6" x 9'5" (3.51m x 2.87m)

Currently utilised as a dressing room, but could provide a good sized single bedroom. Having a central heating radiator and uPVC double glazed window overlooking the rear garden.

### Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, wall hung wash hand basin and low flush WC. There are also part tiled walls.

### OUTSIDE:

To the front of the property there are two tarmac parking spaces, a paved path with wrought iron fencing leads to the front door. To the rear of the property there is a private and enclosed garden which is predominantly laid to lawn, with a paved patio area and is enclosed for security and privacy.

### 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:

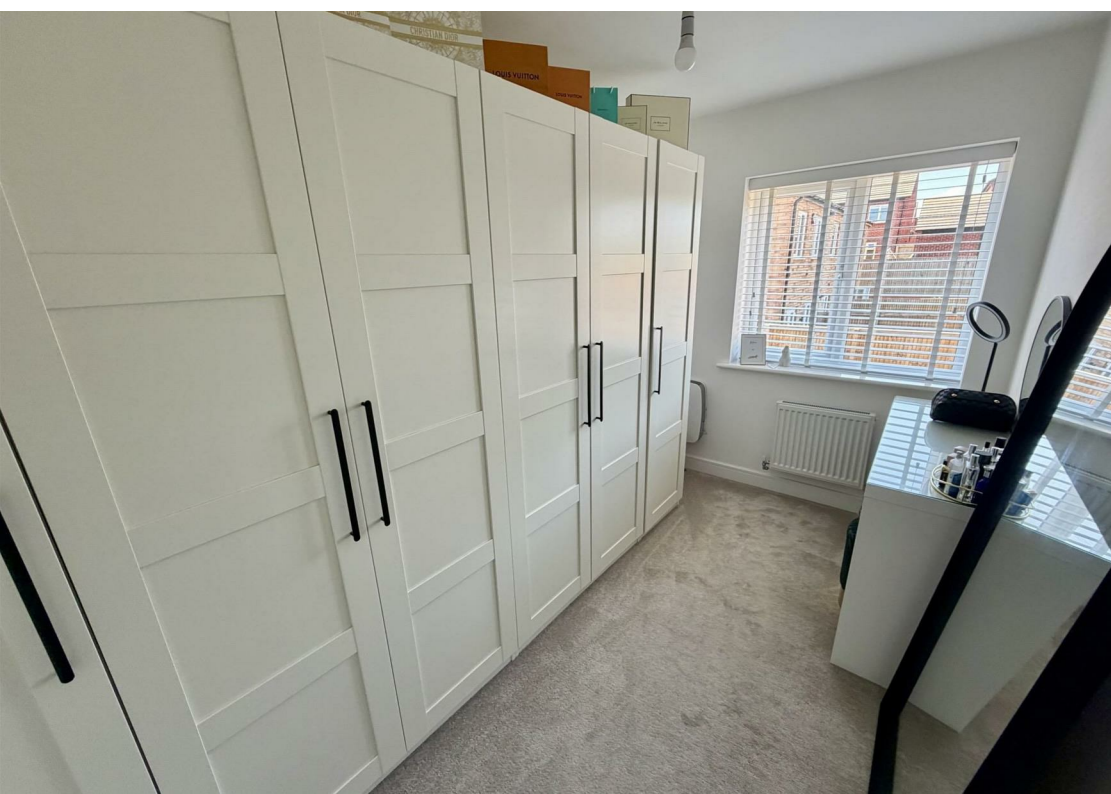
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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

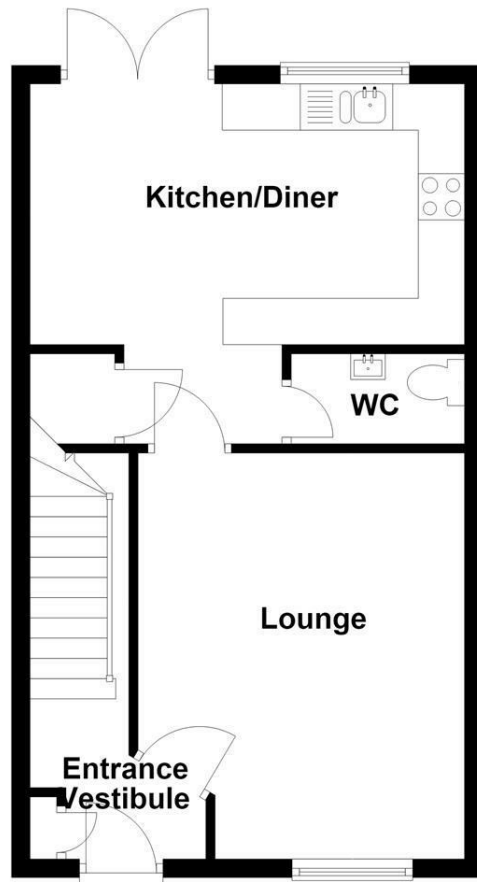




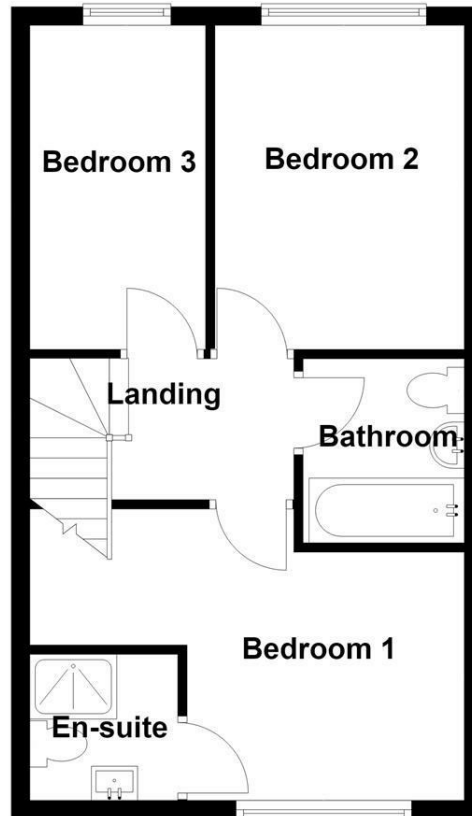




## Ground Floor



## First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Huddersfield | Halifax | Elland | Mirfield

