



6 Lady Heton Avenue, Mirfield, WF14 9EE

£337,500

bramleys

Providing far reaching views to the front, is this deceptively spacious detached property situated in a small, secluded cul-de-sac, despite the roads title of Avenue. The accommodation which comprises of a dining kitchen, lounge, 2 bedrooms and bathroom. As well as providing a 1 bedroom / 1 living room annexe on the lower ground floor which can be accessed both internally and externally. Ideally suited to those looking for dependent relative accommodation, or those with a teenager, the annexe could be made into a self contained unit.

Externally there is a double width block paved driveway which provides off road parking and gives access to the integral garage, to the rear there is an enclosed garden which enjoys a good degree of privacy and also has a summer house.

Situated in a popular residential locality and within walking distance of amenities including public transport links and shops, together with also being a short driving distance from Mirfield town centre which provides further amenities, including the railway station which has links to nearby towns and cities, as well as further direct links to London.

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



## GROUND FLOOR:

Enter the property via a uPVC stable glazed exterior door into:-

### Dining Kitchen

13'8" x 11'7" (4.17m x 3.53m)

Fitted with a range of matching wall and base units with laminated working surfaces and tiled splashbacks, inset 1.5 bowl ceramic sink unit with side drainer and mixer tap, integrated 4 ring gas hob with stainless steel extractor fan above, integrated oven & microwave, space and plumbing for a washing machine and dishwasher, central heating radiator and a uPVC double glazed window to the front elevation which provides far reaching views. The dining kitchen is open plan to the lounge.

### Lounge

17'3" x 11'11" (5.26m x 3.63m)

Fitted with oak wood flooring, this good sized reception room

has a feature living flame gas fire which is set within a modern surround with back and hearth, ceiling fan, uPVC double glazed bay window to the front elevation which provides far reaching views and a central heating radiator. A door gives access to the inner hallway.

### Inner Hallway

Having doors accessing the bedrooms and bathroom and oak wood flooring,.

### Bedroom 1

13'5" x 12'1" (4.09m x 3.68m)

With oak wood flooring, a central heating radiator and a uPVC double glazed window to the rear elevation. A staircase gives access to the lower ground floor annexe.

### Bedroom 2

11'11" x 10'0" (3.63m x 3.05m)

A second bedroom of double proportions, which could also be utilised as a separate dining room if required. With oak

wood flooring, a central heating radiator and uPVC double glazed window to the rear elevation.

### Bathroom

Being fully tiled and furnished with a 3 piece suite comprising of a panelled bath with mixer tap and shower attachment, vanity wash hand basin with useful storage cupboard and a low flush WC. There is also a central heating radiator, uPVC double glazed window to the side elevation and useful built-in storage cupboard.

## LOWER GROUND FLOOR - ANNEXE:

### Living Room

15'11" x 12'6" (4.85m x 3.81m)

Having a uPVC double glazed exterior door which accesses the drive and a uPVC double glazed window to the front elevation with views. There is also a stone built fireplace which houses the electric fire, useful storage cupboards and a range of wall and base units. There is also plumbing to this





area, which could provide an ideal living kitchen. A set of double timber doors lead through to the bedroom.

### Bedroom

12'0" x 8'3" (3.66m x 2.51m)

Having built-in wardrobes and storage cupboards. There is a uPVC double glazed window to the side elevation, door accessing a hallway and further door accessing the en suite.

### En suite Shower Room

Furnished with a walk-in shower, vanity wash hand basin with useful storage cupboards and a low flush WC. There is also a central heating radiator.

### Hallway

Having a door accessing a store room which houses the central heating boiler, a uPVC exterior door provides access to the side of the property and a further timber door provides access to the stairs which lead up into the main property.

### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking and in turn leads to the integral garage, which has an up and over door, power and light. To the front there are mature planted borders and paved steps which lead to the entrance and side of the property. To the rear there is tiered paved patio area, with summer house, mature planted hedgrows and borders which provides an ideal place to entertain during the summer months.

### 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:

D

### 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.

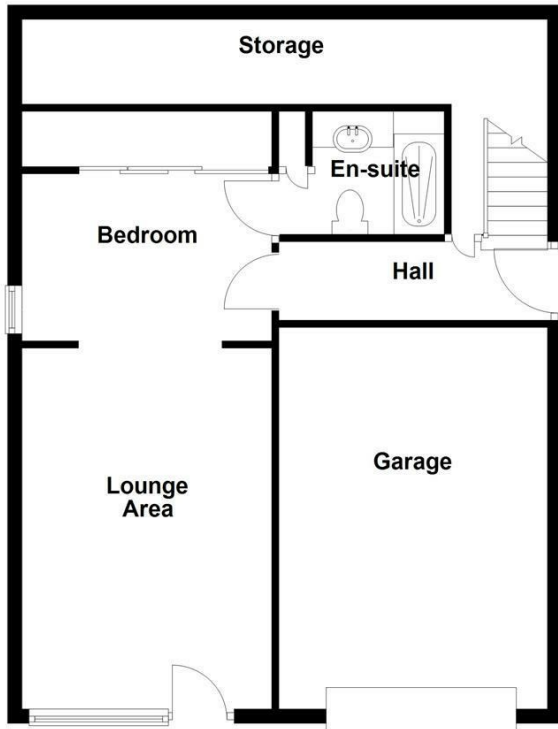
### VIEWINGS:

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

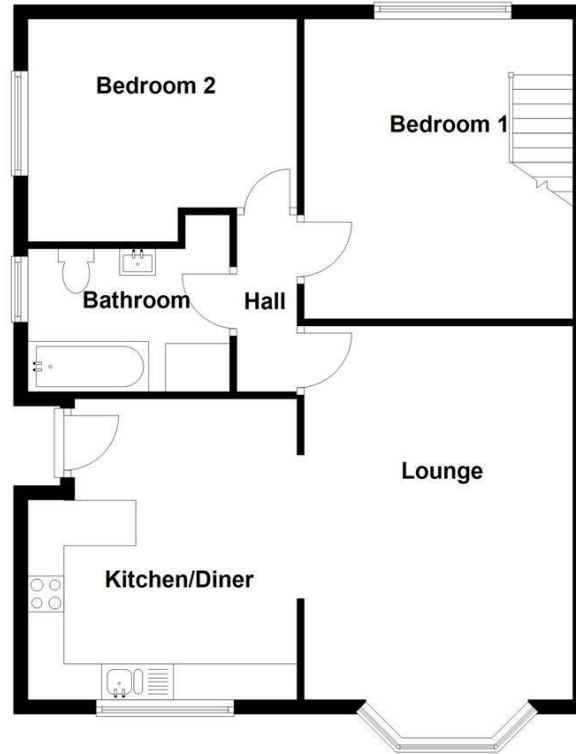




### Lower Ground Floor



### Ground Floor



#### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

