



60 Sunny Bank Avenue, Mirfield, WF14 0NF
£230,000

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Offered for sale with no vendor chain, is this 3 bedroom semi-detached property which requires a full programme of modernisation throughout. This property provides ample space and would therefore suit a variety of buyers looking for a property to put their own stamp on from the outset.

Situated in a popular area of Mirfield, with good access to local amenities including well regarded local schooling and public transport links, with Mirfield town centre being only a short distance away.

Features include solar panels, double glazing throughout, gas fired central heating and a layout comprising:- entrance hall, lounge, kitchen, dining room, first floor landing, 3 bedrooms, separate WC and bathroom.

Externally there is off road parking, gardens to both front and rear, together with a detached garage. An internal viewing is strongly recommended to appreciate the space, position and potential this property has to offer.



GROUND FLOOR:

Enter the property via a hardwood timber and double glazed exterior door into:-

Entrance Hall

Being of a generous size, with a staircase rising to the first floor, a central heating radiator, together with doors accessing the lounge and kitchen.

Lounge

13'0" x 11'9" (3.96m x 3.58m)

This well proportioned reception room is situated to the front of the property, having a uPVC double glazed box bay window overlooking the front garden and central heating radiator.

Kitchen

8'0" x 7'7" (2.44m x 2.31m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks, inset sink

unit with side drainer and mixer tap, gas cooker point, space and plumbing for an automatic washing machine, together with space for a fridge freezer. There is also a useful understairs pantry cupboard, a hardwood timber and double glazed window to the rear elevation and a hardwood timber and double glazed exterior door which accesses the side elevation and a central heating radiator.

Dining Room

11'9" x 11'3" (3.58m x 3.43m)

Another good sized reception room, having a timber and glazed window to the rear elevation, and a central heating radiator.

FIRST FLOOR:

Landing

Fitted with a uPVC double glazed window to the side elevation, part boarded loft access point with loft ladder and doors accessing all of the first floor accommodation.

Bedroom 1

12'9" x 11'4" (3.89m x 3.45m)

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

Bedroom 2

11'9" x 11'3" (3.58m x 3.43m)

A second bedroom of double proportions, situated to the rear of the property. Fitted with a hardwood timber and double glazed window which overlooks the rear garden and also having a central heating radiator.

Bedroom 3

A good sized 3rd bedroom situated to the front of the property having a central heating radiator and a uPVC double glazed window.

Separate WC

Furnished with a uPVC double glazed window to the side elevation and low flush WC.



Bathroom

Situated to the rear of the property, furnished with a 2 piece coloured suite comprising of a panelled bath and pedestal wash hand basin. There is an airing cupboard, tiling to the walls, a hardwood timber and double glazed window to the rear elevation and a central heating radiator.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking, as well as a lawned garden with walled boundaries and mature planted borders. The driveway continues down the side of the property to the garage. The rear garden is also predominantly lawned with fenced boundaries and would make an ideal place to relax during the warmer months.

Garage

Having been extended from its original form, access is gained via an up and over door. The garage provides storage, power and light.

SOLAR PANELS:

We are informed by the vendors that the solar panels are owned by the property and that the income from the feed in tariff 18.03.25 - 28.05.25 was £728.13 (@34.3916 p/kWh). produce the following: 34.3916 p/kWh. The tariff is index linked and transferable to the new owner.

*income is dependent upon weather conditions and will therefore vary from year to year.

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:

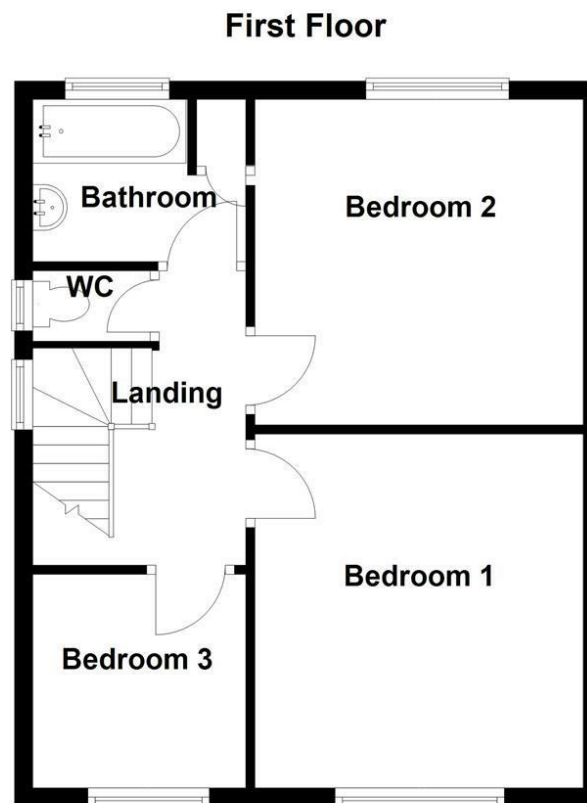
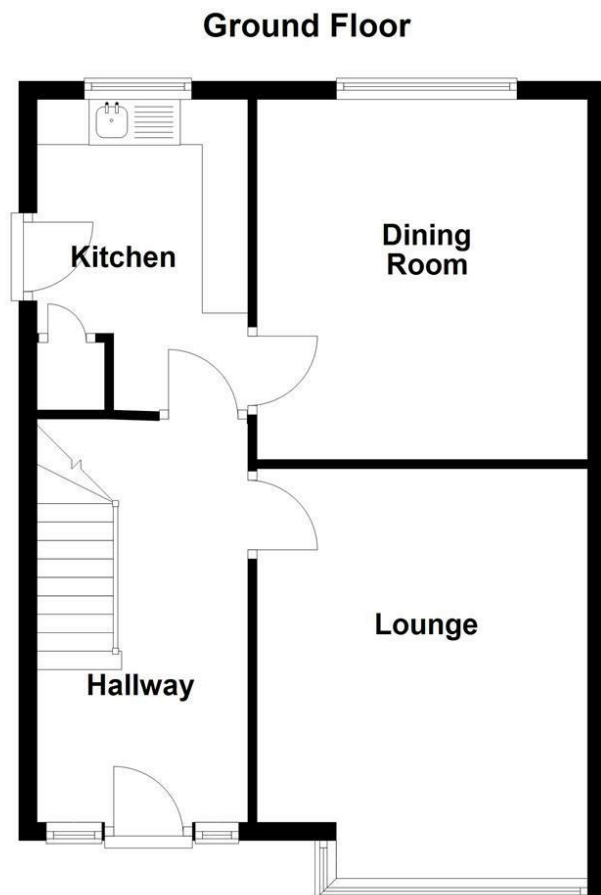
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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