



4 Shepley Mount, Mirfield, WF14 0AX
£219,950

bramleys



This well presented 3 bedroom mid-townhouse is situated on a pleasant cul-de-sac. Offered for sale with no vendor chain, this property has been upgraded to a high standard by the current vendors which includes newly fitted fascias and soffits, modern contemporary kitchen and recently installed shower room. Other features included uPVC double glazing, gas fired central heating and alarm system. Accommodation briefly comprise:- entrance vestibule, lounge, dining kitchen, 3 first floor bedrooms and a shower room. Externally, the property benefits from off-road parking to the front and a garden to the rear and there is also the benefit of a single garage. This property would make an ideal purchase for the young and growing family. An early internal viewing is highly recommended to appreciate the quality of accommodation the property has to offer.



GROUND FLOOR:

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

Entrance Vestibule

Where there is a staircase rising to the first floor, a central heating radiator and door accessing the lounge.

Lounge

12'8" x 12'4" (3.86m x 3.76m)

The main focal point of the room is living flame gas fired set to a timber surround with back and hearth, a central heating radiators, a uPVC double glazed window to the front elevation and a door accessing the kitchen.

Kitchen

15'5" x 8'6" (4.70m x 2.59m)

This modern contemporary kitchen has a range of gloss base and wall units with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl ceramic sink unit with side drainer and mixer tap. Further integrated appliances include an electric hob, double oven, fridge, freezer and under counter space for a washing machine and dryer. There is a central heating radiator, ample natural light via the uPVC double glazed window which overlooks the rear garden together with uPVC double glazed French doors accessing the rear.

FIRST FLOOR:

Landing

There is a loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

12'7" x 9'4" (3.84m x 2.84m)

A wonderfully light room having a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

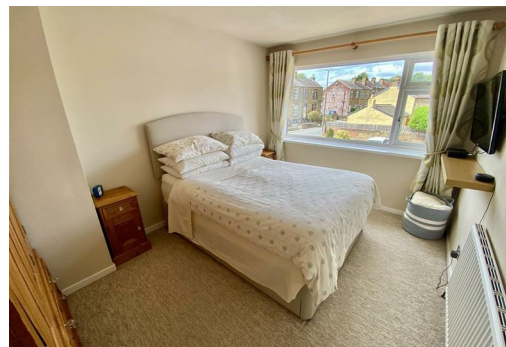
9'3" x 8'11" (2.82m x 2.72m)

Featuring superb views to the rear via the uPVC double glazed window and there is a central heating radiator.

Bedroom 3

9'3" x 8'4" (2.82m x 2.54m)

Another good sized bedroom fitted with a uPVC double glazed window and a central heating radiator. This room also benefits from a walk-in wardrobe providing storage and hanging space.



OUTSIDE:

Located close by is a single garage with up and over door, and there is block paved parking to the front of the property. To the rear, there is a predominantly paved enclosed garden with mature planted borders and a storage shed.

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 the Mirfield office via Huddersfield Road turning left onto Knowle Road. Take the first right onto Crow Lees Road which follows onto Cam Lane and at the junction with Dunbottle Lane, turn left. Upon reaching the mini roundabout, take a right hand turn onto Greenside Road and taking the second right onto Shepley Mount where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

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.

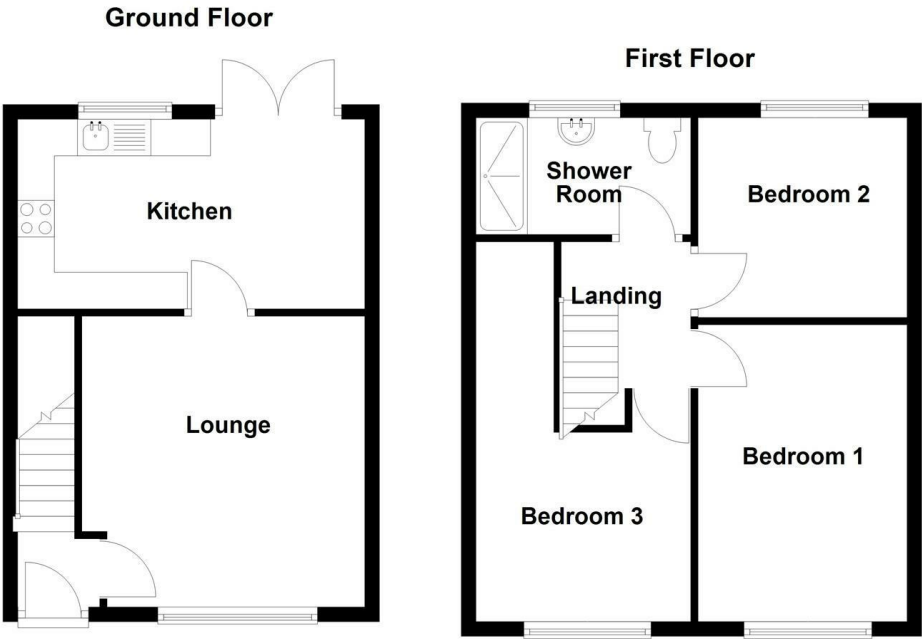
ONLINE CONVEYANCING SERVICES:

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

