



14 South Street, Mirfield, WF14 8PL

£105,000

**bramleys**



Situated in a popular residential area is this traditional front terraced house. With accommodation over three floors, the property has versatile accommodation and features uPVC double glazing. Offering a wealth of potential, this would make an ideal project and has been priced to reflect the updating works required. Situated within easy reach of local amenities, schooling and major road and rail links, the property is available with no onward chain and an early viewing is recommended.



## GROUND FLOOR

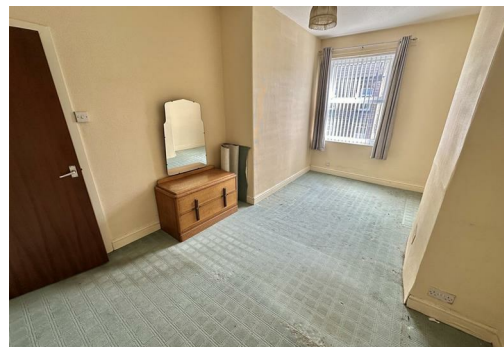
### Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor accommodation.

### Living Room with Kitchen Area

16'4" x 13'2" (4.98m x 4.01m)

Having a front uPVC window and some kitchen wall and base cupboards with sink unit. To one wall is a gas fire with mantel over and hearth. A door leads to the cellar access where there is a cooker point and stairs to the cellar



## LOWER GROUND FLOOR

### Cellar

Providing storage space.

## FIRST FLOOR

### Landing

Leading to bedroom and bathroom and having a door with further staircase to the loft room.

### Bedroom

15'9" x 10'9" (4.80m x 3.28m)

A good sized bedroom with a front uPVC window.

### Bathroom

Furnished with a 3 piece coloured suite comprising of panelled bath, wash basin and a WC. There is tiling to the wall and a uPVC window.

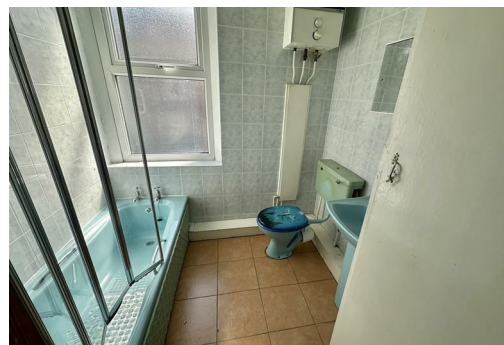


## SECOND FLOOR

### Loft Room

15'9" x 10'9" (4.80m x 3.28m)

A spacious loft room with a side window.



## OUTSIDE

The property is street lined to the front with on street parking opportunities.

## 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:

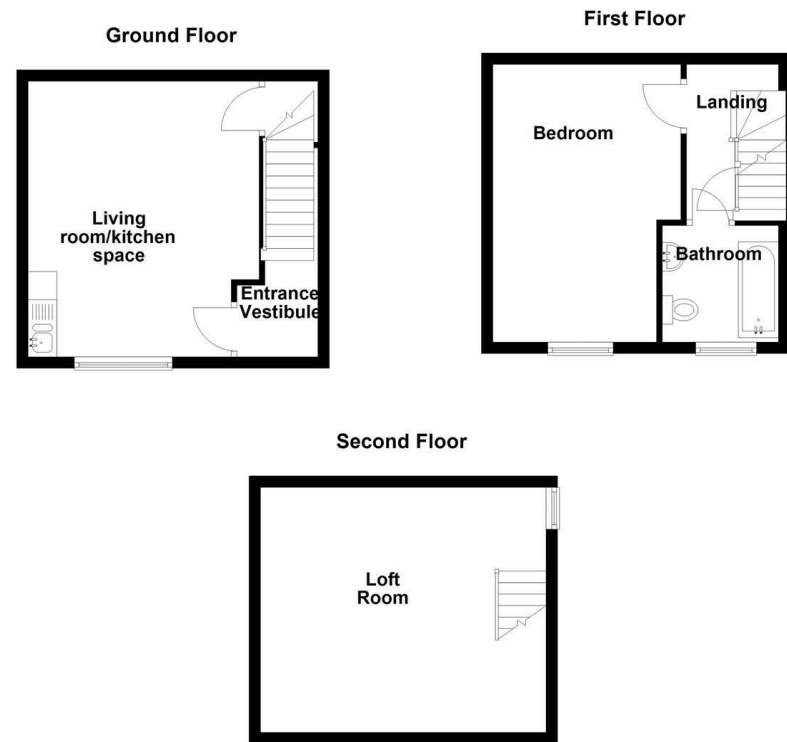
A

## 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.



### 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
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	

Huddersfield | Halifax | Elland | Mirfield

