



35 Quarryfields, Mirfield, WF14 0NT
£269,950

bramleys



Bramleys welcome to the market this 3 bedroom semi-detached property situated in a much sought after area with views over farmland. Situated on a good sized plot, the property features gas fired central heating and uPVC double glazing throughout with the layout comprising:- entrance vestibule, ground floor WC, kitchen, lounge, dining room, conservatory, 3 first floor bedrooms and a bathroom. Externally, there is a detached garage, gardens to front and rear and ample off-road parking. The property is ideally placed for well regarded schooling and local amenities as well as having access to the public transport network and with Mirfield town centre being only a short distance away. This property would make a superb purchase for a young and growing family.



GROUND FLOOR:

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

Entrance Hallway

Which is of a generous size and having a staircase rising to the first floor, a central heating radiator, wood effect laminate flooring and doors accessing the ground floor accommodation.

WC

Fitted with a 2 piece suite comprising low flush WC and wall mounted wash hand basin. There is also a uPVC double glazed window to the side elevation.

Lounge

16'1" max x 11'7" (4.90m max x 3.53m)

A generously sized reception room situated to the front of the property and having a box bay uPVC double glazed window, a central heating radiator and a set of sliding glazed doors leading to the dining room.

Dining Room

11'7" x 11'2" (3.53m x 3.40m)

With wood effect laminate flooring, a central heating radiator and sliding patio doors into the conservatory.

Kitchen

7'6" x 6'7" (2.29m x 2.01m)

Fitted with a range of matching base and wall units with laminated working surfaces and splashbacks inset into which is a stainless steel sink unit with side drainer and mixer tap. There is also a 4 ring hob with electric oven with extractor fan over and space and plumbing for a dishwasher.

Conservatory

19'5" x 7'8" (5.92m x 2.34m)

Fitted with double glazed windows to all elevations and sliding patio doors accessing the rear.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation, loft access point and doors accessing all of the bedrooms and the bathroom.

Bedroom 1

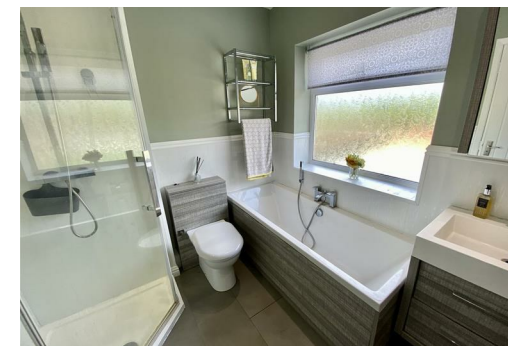
14'4" x 11'11" (4.37m x 3.63m)

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

Bedroom 2

13'5" x 11'11" (4.09m x 3.63m)

Another good sized bedroom situated to the rear of the property having a central heating radiator and a uPVC double glazed window overlooking the garden and farmland beyond.



Bedroom 3

8'3" x 7'6" (2.51m x 2.29m)

A single bedroom situated to the front of the property with a uPVC double glazed window and a central heating radiator.

Bathroom

Furnished with a 4 piece suite comprising panelled bath, corner shower cubicle, low flush WC and vanity wash hand basin. There is also a ladder style radiator, tiled walls and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front, there is a hedge enclosed lawned garden and a paved path and seating area leading to the front door. There is a block paved driveway allowing parking for a number of vehicles which leads to the detached garage which has up and over door and power and light. To the rear, there is a generous patio area and a well proportioned lawned garden with steps accessing the farmland adjacent.

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 turning left onto Knowl Road and stay in this road for some time as it becomes Water Royd Lane. Go straight ahead at the crossroad junction onto Old Bank Road then at the T-junction, turn right onto Greenside Road and then the next left turn onto Jenny Lane. Then take the third left onto Wellhouse Lane and a right turn onto Quarryfields where the property can be found on the left hand side of the road clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

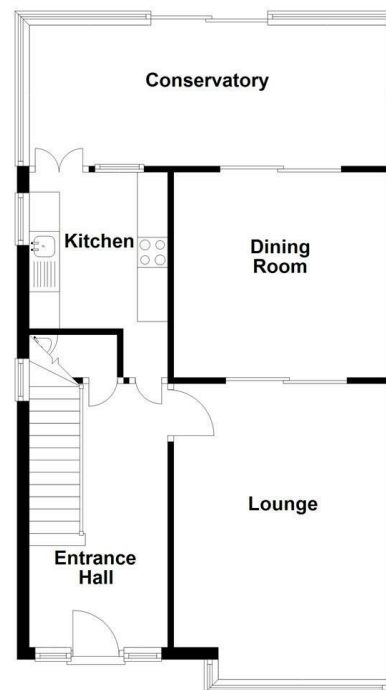
MORTGAGES:

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.**

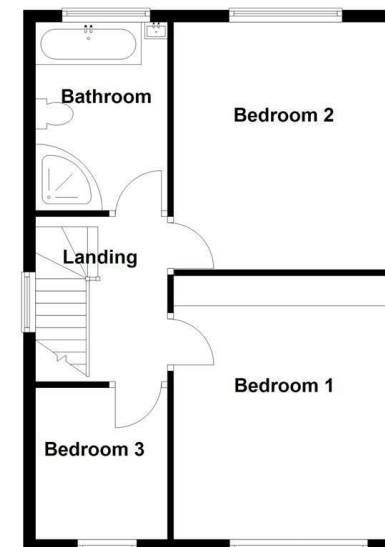
ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor

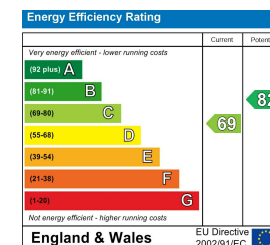


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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