



The Mews, 21 Over Hall Park, Mirfield, WF14 9JP

£375,000

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Offered for sale with no vendor chain, is this deceptively sized 2 bedroom detached bungalow which is situated on a private plot, ideally placed in a desirable cul-de-sac, with beautiful gardens and an abundance of off road parking. Requiring a programme of modernisation works throughout, this property would make a superb purchase for those wishing to buy a property which they can put their own stamp on from the outset. It also offers further potential for re-development, subject to any necessary planning consents.

The accommodation layout comprises:- kitchen, cloakroom, lounge, 2 bedrooms and shower room.

Externally there is a garage, ample off road parking and gardens to the side and rear.

The property is double glazed throughout and has gas fired central heating and is ideally placed for access into Mirfield town centre and all the amenities afforded there, including cafes, shops and the public transport network which gives access to nearby towns and cities.

An internal viewing is highly recommended to fully appreciate the potential that this property has to offer.



Kitchen

Fitted with a range of matching wall and base units, with laminated work surfaces and tiled splashbacks. There is an inset ceramic sink unit with side drainer and mixer tap, integrated 4 ring gas hob, oven, microwave, extractor fan and there is a freestanding fridge freezer and a washing machine. The kitchen has ample natural light by way of 3 double glazed windows to both front and rear elevations and to the dining area there is a central heating radiator. A door provides access to the inner hallway.

Inner Hallway

This generously sized hallway has a useful airing cupboard and central heating radiator.

Cloakroom

Having a uPVC double glazed exterior door which provides

access to the rear garden. There is also useful built-in storage cupboards and a circular double glazed window to the side elevation.

Shower Room

Furnished with a 3 piece suite comprising of a larger than average shower cubicle, concealed flush WC and vanity wash hand basin. There is also a ladder style radiator, tiling and aqua panelling to the walls, double glazed window to the side elevation and a door which accesses a useful storage cupboard housing hot water cylinder.

Lounge

18'6" x 15'7" (5.64m x 4.75m)

This generously sized reception room has views over the side and rear garden, by way of 4 double glazed windows. Fitted with a uPVC double glazed exterior door which accesses the

rear garden, 2 central heating radiators and the main focal point of the room is the living flame gas fire which is set within a decorative surround, with back and hearth. There is also ceiling coving and wall light points.

Bedroom 1

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

Situated to the side of the property, having 2 double glazed windows which overlook the garden. There are built-in wardrobes to one wall, built-in storage cupboards, vanity sink and central heating radiator.

Bedroom 2

12'1" x 10'5" (3.68m x 3.18m)

A second bedroom of double proportions, having sliding wardrobes to one wall, built in office space, a central heating radiator and a double glazed window overlooking the front of the property.



OUTSIDE:

To the front of the property there is a generous amount of off road parking which is fenced, there is also a gated partition partway down the drive. There is a detached garage and to the side of the property there is a carport which is currently utilised as additional storage. Gated access here can be gained to the rear garden. The rear garden is of a generous size, with 2 paved patio seating areas, garden shed with power, lawn with mature planted borders and trees and would make an ideal place to relax during the warmer months.

Garage

With electric up and over door, power and light.

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:

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

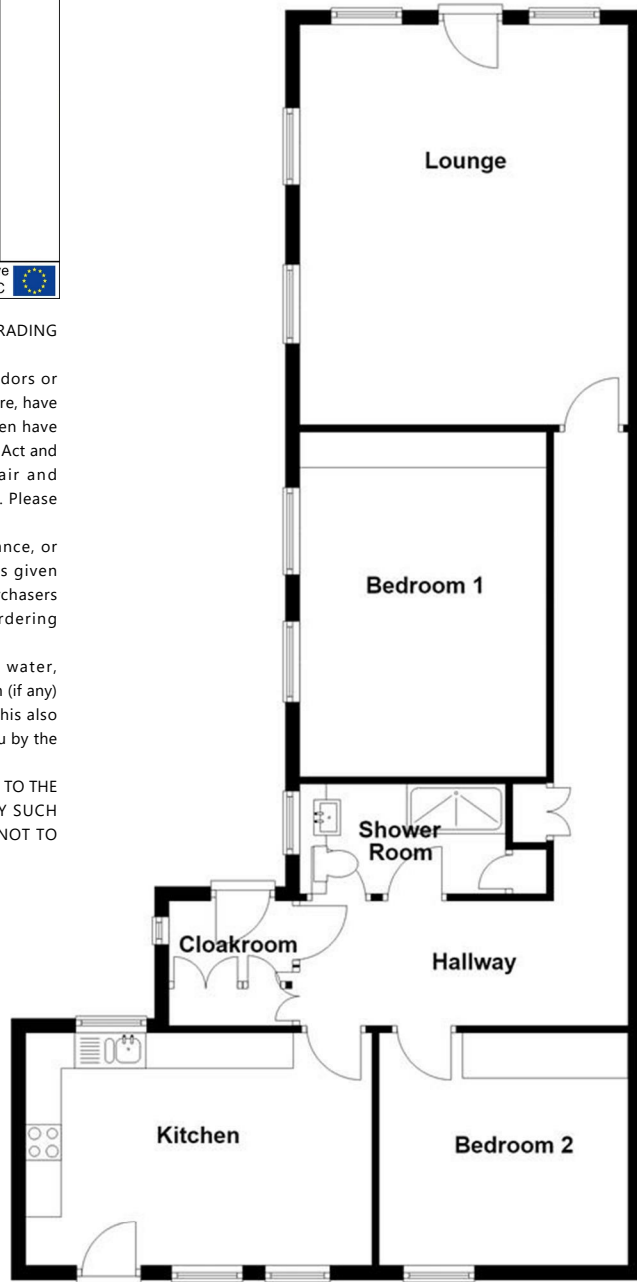
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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

Ground Floor



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