

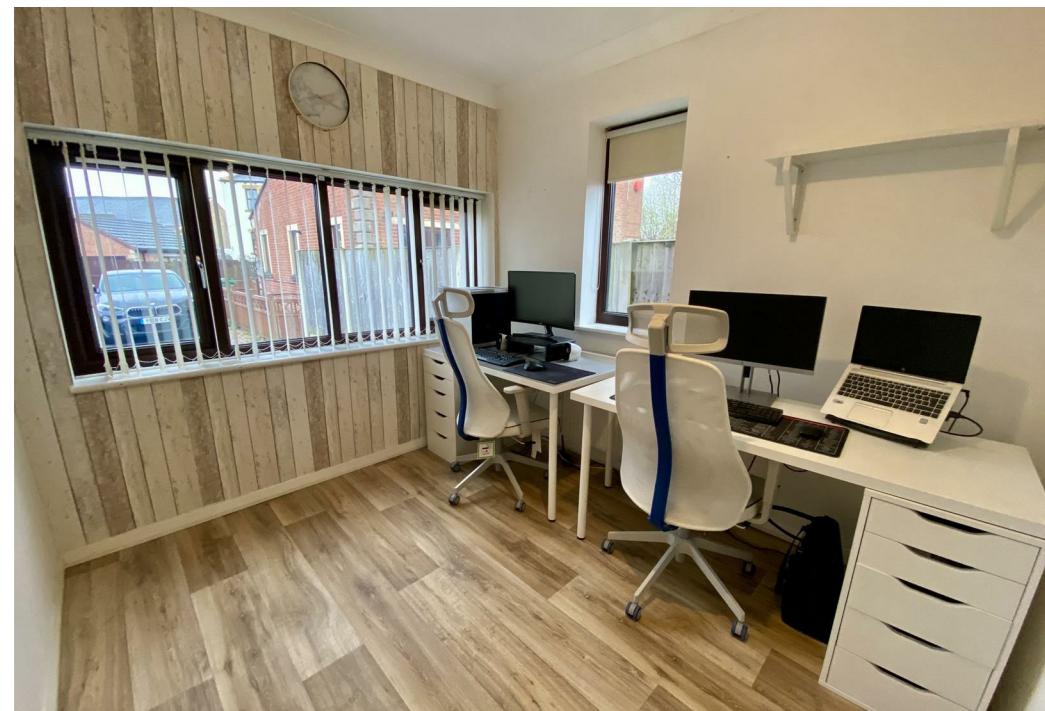


5 Garforth Court, Mirfield, WF14 0ND
£259,995

bramleys



Situated on a small development is this well presented, deceptively sized 3/4 bedroom semi detached property. Ideally placed for local amenities and schools, this would make an ideal purchase for the young and growing family. The property features gas central heating, uPVC double glazing and an alarm system with a layout comprising: Entrance hallway, kitchen, W.C/utility, office/playroom/bedroom, lounge/diner, conservatory, 3 first floor bedrooms and bathroom. Externally there is off road parking for 3 vehicles and a private rear garden which is predominantly decked, fenced and has a larger than average shed. An internal viewing is highly encouraged to appreciate the size of accommodation on offer.



GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance hallway.

Hallway

Having a uPVC double glazed window to the side elevation and a central heating radiator. Doors access all of the ground floor accommodation and a staircase rises to the first floor.

Kitchen

10'3 x 8'3 (3.12m x 2.51m)

Fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks, inset into which is stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include 4 ring gas hob with extractor fan over, electric oven and grill and has under counter space for a fridge and a freezer. There is a uPVC double glazed window to the front of the property and a central heating radiator.



Office/Playroom

9'2 x 8'1 (2.79m x 2.46m)

This room is currently used as an office but can be an additional bedroom or playroom. Having a uPVC double glazed window to the front elevation and a central heating radiator.

W.C

Fitted with a 2 piece suite comprising a low flush W.C and pedestal wash hand basin. A cupboard has plumbing for a washing machine and dryer and also houses the boiler. This room has a uPVC double glazed window to the side elevation and a central heating radiator.



Lounge/Dining Room

20'11 max x 13'9 max (6.38m max x 4.19m max)

The well presented room has been modernised by the current owners, the main focal point being the modern inset electric fire within the chimney breast. The alcoves have shelving with subtle lighting creating a great ambience in the room. The lounge area has a central heating radiator and is open to the dining area. The dining area has a uPVC double glazed window to the side elevation and French doors accessing the rear. A door from the lounge access the conservatory.

Conservatory

13'0 x 8'11 (3.96m x 2.72m)

A well proportioned conservatory with uPVC double glazed windows overlooking the rear garden and French doors accessing the garden.

FIRST FLOOR

Landing

having doors accessing all of the accommodation.

Bedroom 1

11'6 x 10'5 (3.51m x 3.18m)

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



Bedroom 2

8'10 x 7'9 (2.69m x 2.36m)

A second bedroom of double proportions having a uPVC double glazed window overlooking the front of the property and a central heating radiator.

Bedroom 3

11'6 x 6'6 (3.51m x 1.98m)

This bedroom has fitted wardrobes to one wall, a uPVC double glazed window to the rear garden and a central heating radiator.

Bathroom

A contemporary bathroom, being fully tiled and fitted with a 3 piece suite comprising 'L' shaped bath with shower over and glass shower screen, vanity unit with inset sink and encased low flush W.C. There is a uPVC double glazed window and a ladder style radiator.

OUTSIDE

To the front of the property there is parking for a number of vehicles including an electric car charger. The rear garden can be accessed via a side gate. The rear garden is fenced and is mainly decked with a larger than average shed. This would be an ideal place for relaxation in the summer months and a safe space for children to play.

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 Bramleys via Huddersfield Road in the direction of Dewsbury turning left into Knowl Road. Continue on into Water Royd Lane and after the junction with the Saville Arms Pub turn left into Taylor Hall Lane, turning right into Garforth Court where this property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

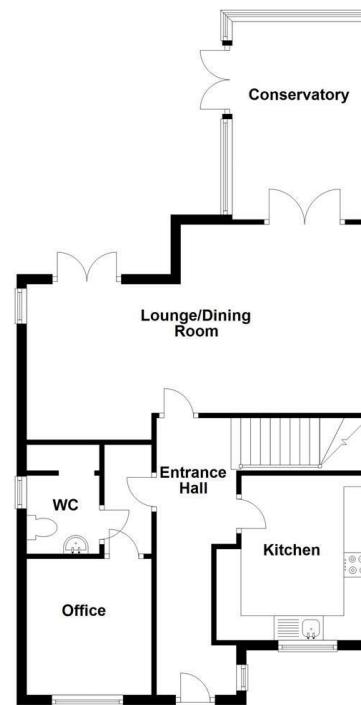
MORTGAGES:

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.**

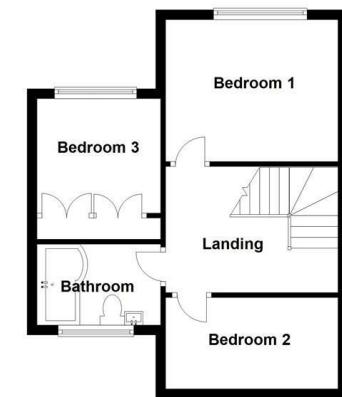
ONLINE CONVEYANCING SERVICES:

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	65
(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	