

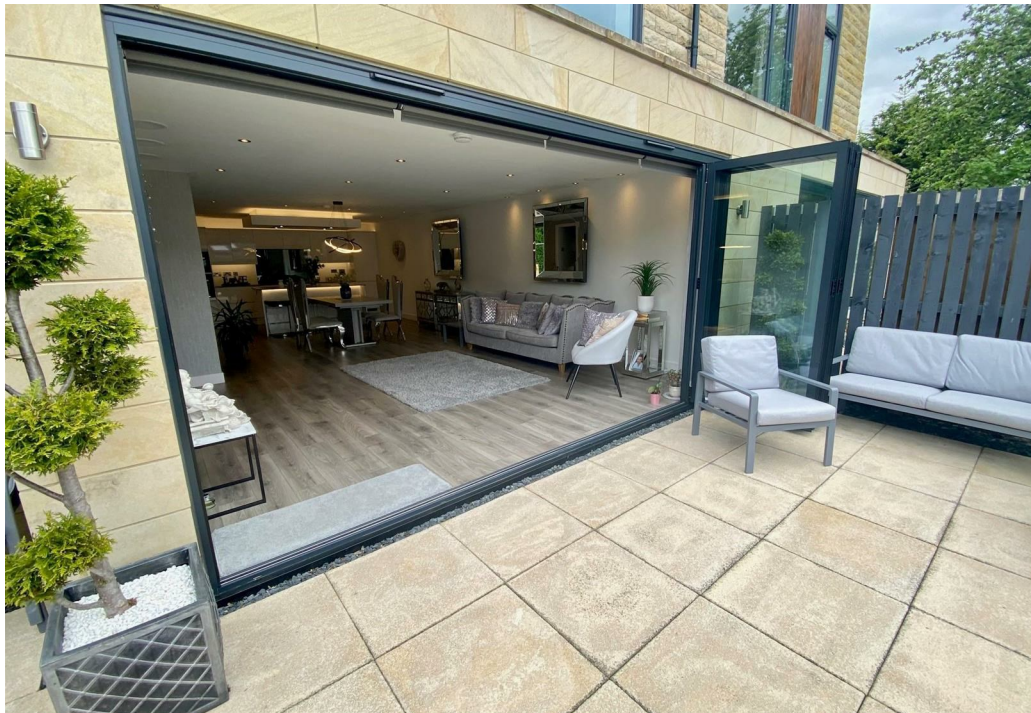


97a Stocks Bank Road, Mirfield, WF14 9QD
£450,000

bramleys



OPEN TO REASONABLE OFFERS This truly stunning four bedroom semi detached family home offers immaculately presented accommodation over three floors. Built in 2020 to a high specification in a modern and contemporary style and enjoying beautiful countryside views towards Upper Hopton from the rear aspect. The lovely open plan dining kitchen/family room is a particular feature having a media wall, feature fireplace, built in surround sound, under floor heating and integrated appliances. There are luxurious bathroom suites to include ground floor wc, en-suite shower to the master and jack & jill en-suite serving bed 2 and bed 3 as well as a house bathroom with free standing bath tub. Outside a driveway provides off road parking, there is an integral garage with utility area and electric vehicle charging point and a private landscaped garden to rear. Conveniently located a short distance to local amenities, including well renowned schools. The centre of Mirfield is also nearby with the railway station connecting neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. NO VENDOR CHAIN



GROUND FLOOR:

Entrance Hall

The front door opens to the spacious entrance hallway with door opening to the cloaks cupboard (which houses the gas central heating boiler). A staircase with modern glass balustrade provides access to the lower ground floor and first floor.

WC

Comprising a low flush wc and feature wall mounted wash basin.

Master Bedroom

12'4 x 13'9 max (3.76m x 4.19m max)

An excellent sized double bedroom with large fitted mirrored wardrobes and an en-suite. There is a large floor to ceiling window with Juliet balcony allowing in plenty of natural light, whilst overlooking the garden and enjoying beautiful countryside views.

En-Suite Shower Room

A contemporary suite with tiled underfloor heating and part-tiled wall splash backs. Comprising a large walk-in shower with rain shower, low flush wc, wall mounted feature vanity wash basin and heated towel radiator.

LOWER GROUND FLOOR:

Open Plan Dining Kitchen/Family Room

33'3 x 17'1 max (10.13m x 5.21m max)

A beautiful modern open plan living kitchen located on the lower ground floor with bi-folding doors opening to the garden and allowing in a tremendous amount of natural light. The room provides plenty of space for a dining table and furniture, enjoying under-floor heating, surround sound speakers and a contemporary media wall with living flame effect gas fire and built in lighting. The quality fitted kitchen comprises a range of wall and base units and has a centre island with breakfast bar. Integrated appliances include; built in oven and microwave, induction hob with extractor above, instant hot water tap, dishwasher, wine cooler, fridge and freezer.

FIRST FLOOR:

Landing

With glass balustrading.

Bedroom 2

13'0 x 10'3 max (3.96m x 3.12m max)

A good sized double bedroom enjoying countryside views from the floor to ceiling window. Having fitted wardrobes to one wall and a door opening to the Jack & Jill en-suite.

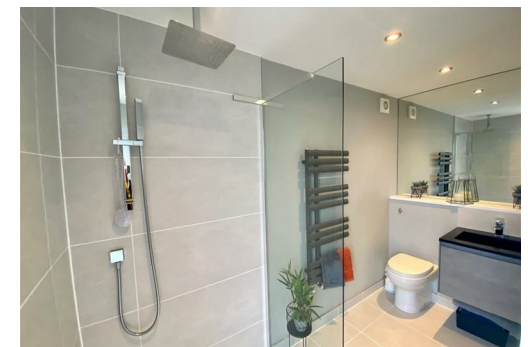
Jack & Jill En-Suite

Comprising a shower cubicle, wall mounted wash basin, low flush wc and heated towel radiator.

Bedroom 3

13'8 x 10'3 (4.17m x 3.12m)

A double bedroom with fitted mirrored wardrobes and having a door to the Jack & Jill en-suite. This room also has a floor to ceiling window.



Bedroom 4

9'10 x 7'8 (3.00m x 2.34m)

A good sized single bedroom with rear facing floor to ceiling window which captures the superb far reaching views.

Bathroom

This luxurious suite has a modern and contemporary feel with tiled underfloor heating and part-tiled wall splash backs. Comprising a free standing bath with lighting behind, feature stone wall, inset tv, low flush wc, vanity wash basin and heated towel radiator. Also having a front facing obscured window.

OUTSIDE:

Set to the front of the property is a tarmac driveway providing off road parking and leading to the integral garage. To the rear is a level, low maintenance landscaped garden consisting of lawn and patio which is a real 'sun trap' and provides an ideal space to sit out. There is a built in BBQ, Fire pit and log store. There is a further landscaped area to the side.

Integral Garage

17'1 x 9'7 (5.21m x 2.92m)

The garage has an electric up and over door and has an electrical vehicle charging point and a useful utility area with plumbing for a washing machine, space for a dryer and work top.

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 Bramleys Mirfield office via Huddersfield Road, in the direction of Huddersfield. Continue for approximately three quarters of a mile and bear right onto Stocks Bank Road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

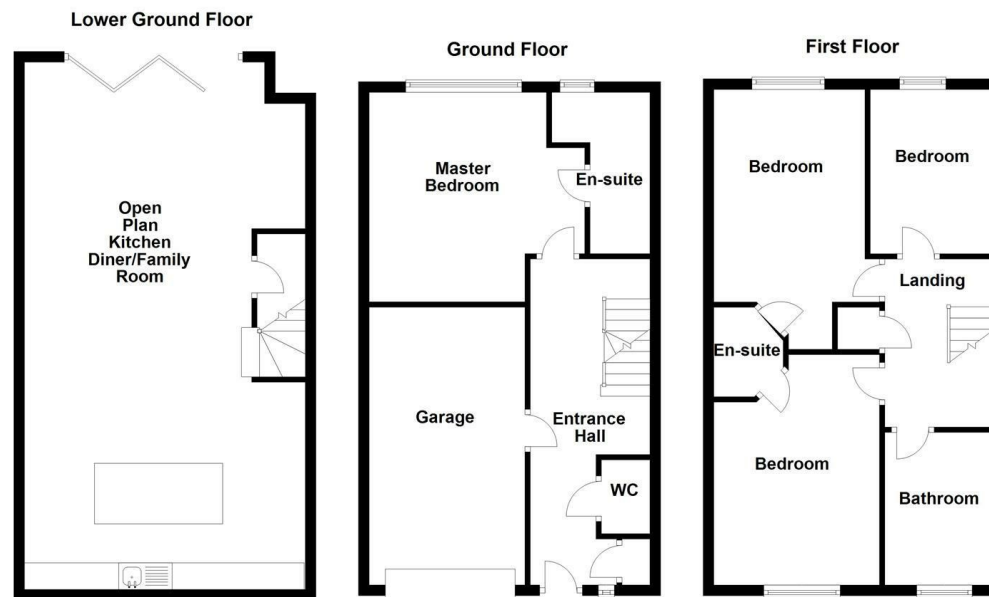
Band D

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

