34 Oakfield Drive, Mirfield, WF14 8PX

Offers Over £430,000

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This superbly presented 4 bedroom detached property, is situated on a corner plot at the end of this well regarded development in a much sought after area of Mirfield. Being well maintained by the current owner, with an excellent garden which offers further scope to potentially purchase more land to make the garden bigger. The property forms an ideal purchase for the growing family, with uPVC double glazing and gas fired central heating throughout and a layout which comprises:- entrance hall, lounge, cloakroom/WC, dining kitchen, utility room, conservatory, 4 first floor bedrooms, en suite facilities to the master, together with a family bathroom.

Externally there is off road parking to the front, integral garage and gardens to the side and rear.

Situated within close proximity to Mirfield train station, which has good links to neighbouring towns and cities, as well as a direct link to London.

The property also has access to well regarded local schooling, ideal for those with a young family.

An internal viewing is highly recommended to fully appreciate the quality of accommodation this property has on offer.

GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

With a staircase rising to the first floor, a useful storage cupboard and a central heating radiator.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a vanity wash hand basin with cupboard storage beneath and a low flush WC. There is also a central heating radiator and a uPVC double glazed window to the front elevation.

Lounge

18'3" x 11'3" (5.56m x 3.43m)

This well proportioned reception room is also situated to the front of the property, having a uPVC double glazed bay window and feature electric stove fire set within a decorative surround, back and hearth.

Dining Kitchen

24'9" x 9'2" (7.54m x 2.79m)

This generously sized dining kitchen has ample natural light by way of a uPVC double glazed window to the rear elevation and sliding uPVC patio doors. There is a range of fitted wall and base units with laminated work surfaces and splashbacks, inset 1.5 composite sink unit with side drainer and mixer tap, integrated double oven, 4 ring gas hob with extractor fan over, Laura Ashley glass splashbacks, door accessing the utility room and further doors accessing the conservatory.

Conservatory

15'7" x 9'4" (4.75m x 2.84m)

A wonderful addition to the existing accommodation, having ample natural light and views over the garden area. There is also a uPVC double glazed window and uPVC double glazed French doors which access the rear.

Utility

Fitted with matching wall and base units with laminated work surfaces and splashbacks. There is also an inset sink unit with side drainer and mixer tap, space and plumbing for a washing machine and space and plumbing for a

dishwasher. A uPVC double glazed window overlooks the side elevation and a uPVC double glazed external door gives access to the rear garden. A cupboard houses the central heating boiler and there is a central heating radiator.

FIRST FLOOR:

Landing
A pleasant landing area which has a uPVC double glazed window to the side elevation, useful storage cupboard and doors accessing all of the first floor accommodation.

Bedroom 1
11'6" x 11'6" (3.51m x 3.51m)
Being well presented and fitted with a uPVC double glazed window to the front of the property. There is also a central heating radiator and a door accessing the en suite.

En suite Shower Room
Being part tiled and furnished with a 3 piece suite comprising of a shower cubicle with plumbed shower, pedestal wash hand basin and low flush WC. There is a uPVC double glazed window to the side elevation and a central heating radiator.

Bedroom 2
11'4" max x 9'5" (3.45m max x 2.87m)
Having a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Bedroom 3
10'7" x 6'9" (3.23m x 2.06m)
Also positioned to the front of the property, this third bedroom has a central heating radiator and a uPVC double glazed window.

Bedroom 4
9'6" x 7'0" (2.90m x 2.13m)
With a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom
Furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, a pedestal wash hand basin and a low flush WC. There is also a central heating radiator, part tiled/panelled walls and a uPVC double glazed window to the side elevation.

OUTSIDE:
To the front of the property there is a tarmacadam driveway which provides off road parking and leads to the integral garage. Access can be gained from the front of the property to the rear, by pathways at both sides. The rear garden is situated on a corner plot and the current vendors have created different seating areas to the side and rear which are decked and paved, with the rest of the garden comprising of a rockery, mature planted borders and a, good sized lawned garden which is enclosed and provides a good degree of privacy. There is also potential for the discerning buyer to buy further garden space, which would make what is already a well proportioned garden, much larger which can only enhance the property.

Garage
With an 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.

DIRECTIONS:
Leave the centre of Mirfield via Huddersfield Road in the direction of Huddersfield. Turn left at the traffic traffic lights onto Station Lane, at the mini roundabout turn right and then right again into Calder Road, in front of the Flowerpot P.H. Turn left on to Marshall Street and upon reaching Oakfield Drive, turn right and then right again into the cul-de-sac, where the property will be found in the corner.

TENURE:
Freehold

COUNCIL TAX BAND:
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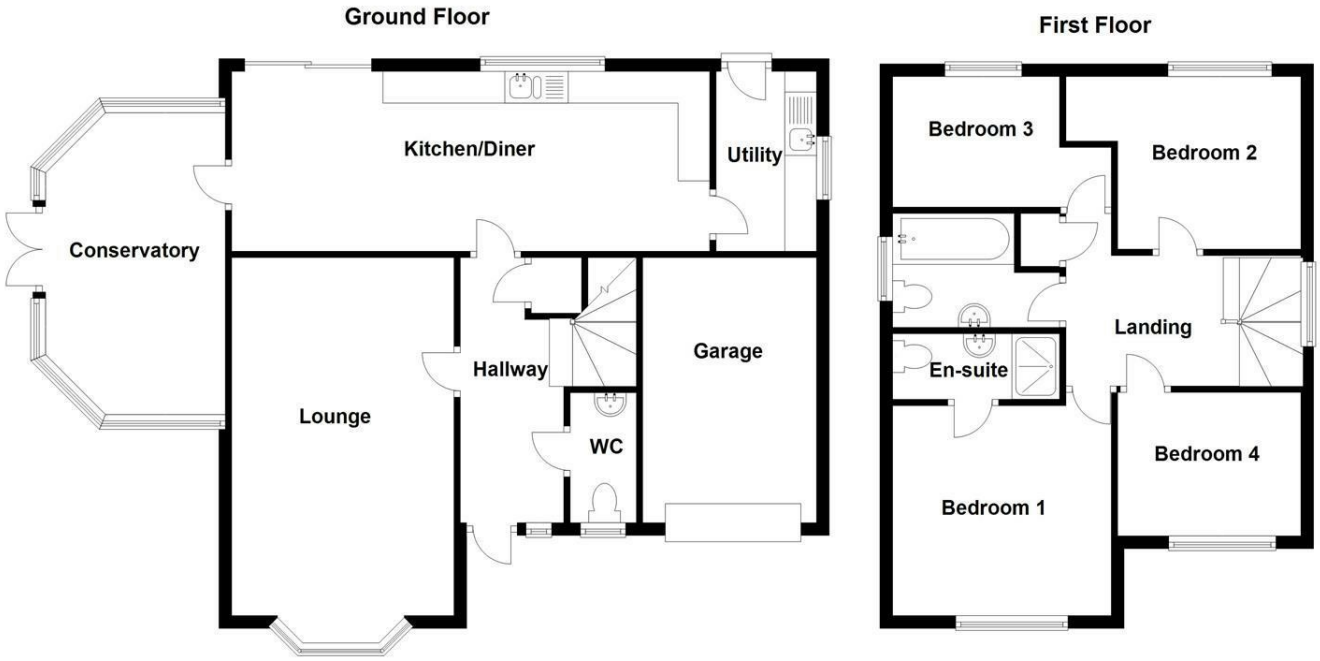
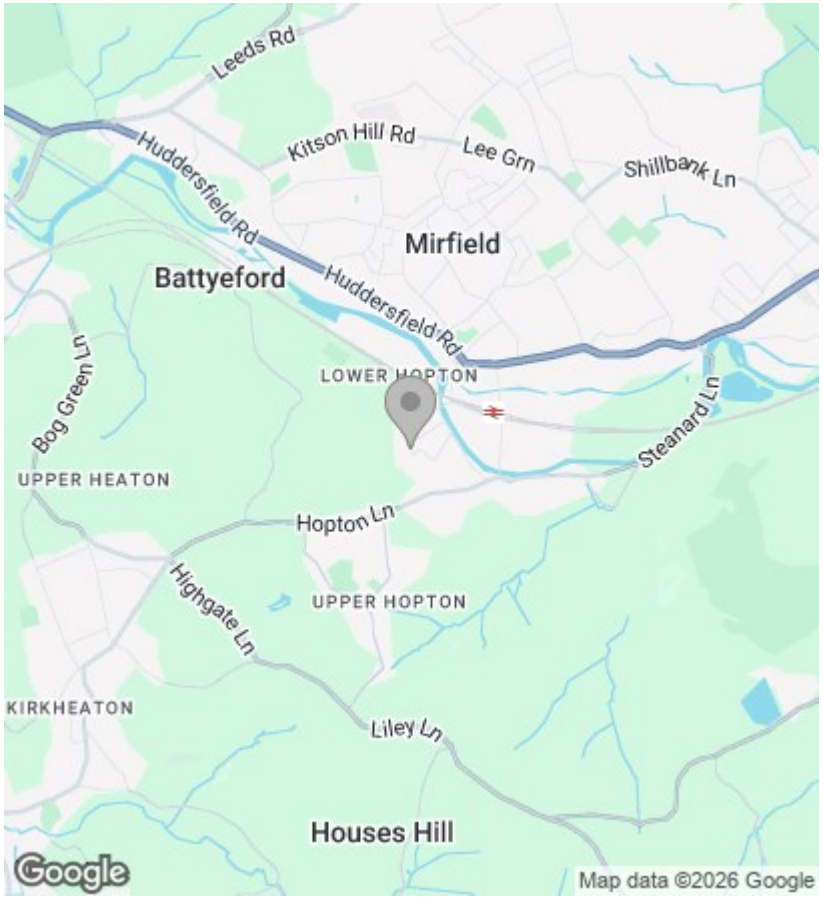
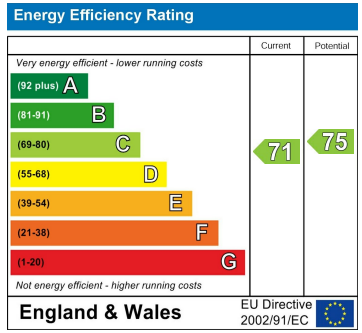
MORTGAGES:
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN 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.







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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