



33 Francis Street, Mirfield, WF14 9BB
£169,950

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This well presented property has been renovated in recent years to include a new roof and offers 3 bedrooms.

This back-to-back property has features such as double glazing and gas fired central heating, with an accommodation layout comprising of :- entrance vestibule, lounge, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms, bathroom and study/utility area.

The property is ideally placed for well regarded schooling and public transport links to nearby towns and cities, as well as access to Mirfield town centre which is only a short walk away.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR:

Enter the property via a uPVC composite external door into:-

Entrance Vestibule

Having a staircase rising to the first floor and doors accessing the lounge and kitchen.

Lounge

13'4" x 13'7" (4.06m x 4.14m)

This well proportioned reception room has a uPVC double glazed window to the front of the property which overlooks the garden, there are ceiling spotlights to two alcoves and a central heating radiator.

Kitchen

15'4" x 9'5" max (4.67m x 2.87m max)

This modern kitchen has a range of wall and base units with laminated work surfaces and upstands, inset sink unit with

side drainer and mixer tap, 4 ring electric hob with stainless steel splashback and electric fan above. There is an integrated electric oven, space and plumbing for a washing machine, spotlights, plinth heating, uPVC double glazed window overlooking the front garden and a timber, concertina door provides access to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

Having power and light.

FIRST FLOOR:

Landing

With a central heating radiator, loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

9'9" x 9'2" (2.97m x 2.79m)

Fitted with a uPVC double glazed window and central heating radiator.

Bedroom 2

8'0" x 7'7" (2.44m x 2.31m)

Currently utilised as a gym, with fitted wardrobes, a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 3

9'4" x 6'3" (2.84m x 1.91m)

A third bedroom of single proportions, fitted with a uPVC double glazed window and central heating radiator.



Study/Utility Area

6'3" x 5'2" (1.91m x 1.57m)

With a fitted cupboard housing the central heating boiler, laminated work surface which could be used as a study space, with power point and central heating radiator. This area gives access to bedroom 3 and therefore could provide a dressing area, if required.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower above. There are ceiling spotlights, a central heating radiator, part tiled walls and wood effect flooring.

OUTSIDE:

To the front of the property there is a fenced garden, which is flagged and provides a good sized outside space to enjoy during the warmer months.

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:

A

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.

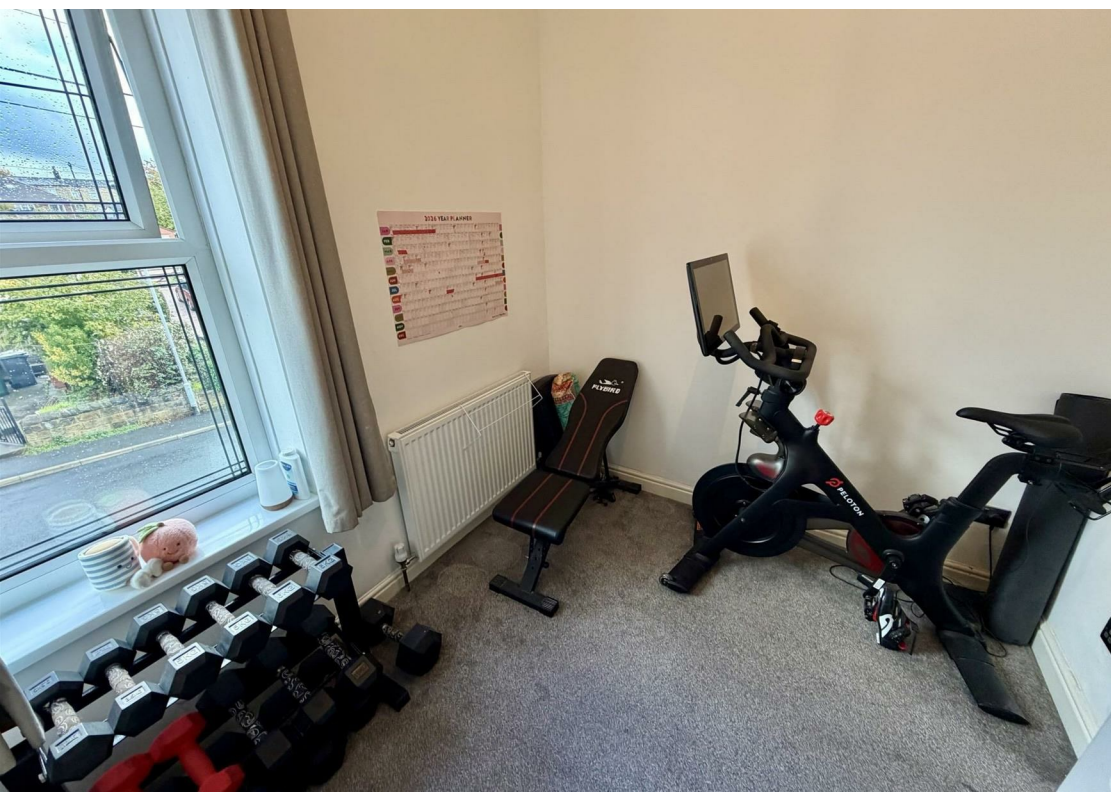
ONLINE CONVEYANCING SERVICES:

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.

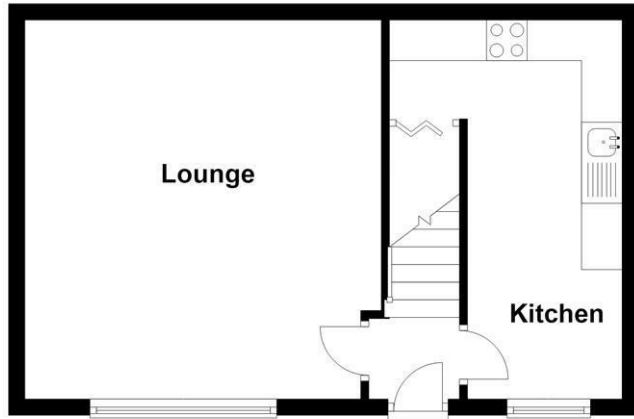
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

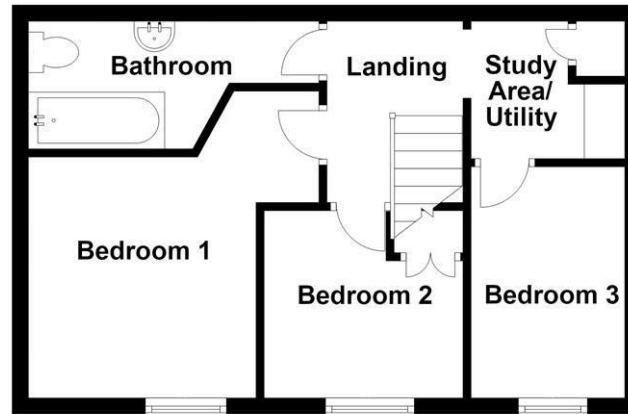




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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