



15a Huddersfield Road, Mirfield, WF14 9HN  
Offers Over £200,000

**bramleys**

Bramleys are delighted to welcome to the market, this extended 3 bedroom semi-detached property. Situated within walking distance of Mirfield town centre and all the amenities afforded there, including public transport links, railway station which provides access to neighbouring towns and cities, as well as a direct link to London. It is also within close proximity to well regarded local schooling.

Having upgraded plumbing and a rewire in recent years, the property also provides uPVC double glazing, gas fired central heating and a layout which comprises in brief:- entrance vestibule, lounge, dining kitchen, first floor landing, master bedroom with potential to create a dressing area, 2 further bedrooms and bathroom.

An internal viewing is strongly recommended to fully appreciate the quality of accommodation on offer.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Vestibule

With a central heating radiator, staircase rising to the first floor and a door accessing the lounge.

### Lounge

13'8" x 13'7" (4.17m x 4.14m)

This welcoming reception room has ample natural light by way of the uPVC double glazed bay window to the front of the property, which overlooks the front garden. There is also an electric stove effect fire (gas point here also) and 2 central heating radiators. A door provides access into the dining kitchen.



### Dining Kitchen

16'8" max x 17'5" max (5.08m max x 5.31m max)

Forming part of the extension is this beautifully presented kitchen, which has a range of units, ceramic sink unit with side drainer and mixer tap, Range cooker with extractor fan above and a cupboard houses the central heating boiler, fridge and freezer. There is ample natural light via the uPVC double glazed windows to both the rear and side elevation. There is a central heating radiator, useful understairs storage cupboard and a timber/glazed door which accesses the rear of the property.

## FIRST FLOOR:

### Landing

With a loft access point.



## Bedroom 1

19'8" max x 10'3" max (5.99m max x 3.12m max )

A generous sized bedroom which has been extended from its original form and now provides two bedroom areas, however could provide a walk-in wardrobe/dressing area or home office depending on requirements. There are 2 uPVC double glazed windows to both the side and rear elevations, together with a central heating radiator.

## Bedroom 2

10'7" x 8'7" (3.23m x 2.62m)

A second bedroom of double proportions, having a central heating radiator, uPVC double glazed window to the front elevation and fitted wardrobes to one wall.

## Bedroom 3

6'7" x 6'2" (2.01m x 1.88m)

A single bedroom which is fitted with a uPVC double glazed window and a central heating radiator.

## Bathroom

Fitted with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, pedestal wash hand basin and low flush WC. There is a ladder style radiator, part tiled walls and uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property there is a lawned area with mature planted borders and mature hedging. A shared tarmacadam driveway at the front provides access to the property and leads down the side of the property to the rear. The rear garden is predominantly laid to lawn and is fenced, with a useful storage shed and gated access to a further parking apron which is accessed from Park Grove.

## 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 Mirfield in the direction of Dewsbury on Huddersfield Road, after passing the cricket ground the property can be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## 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.

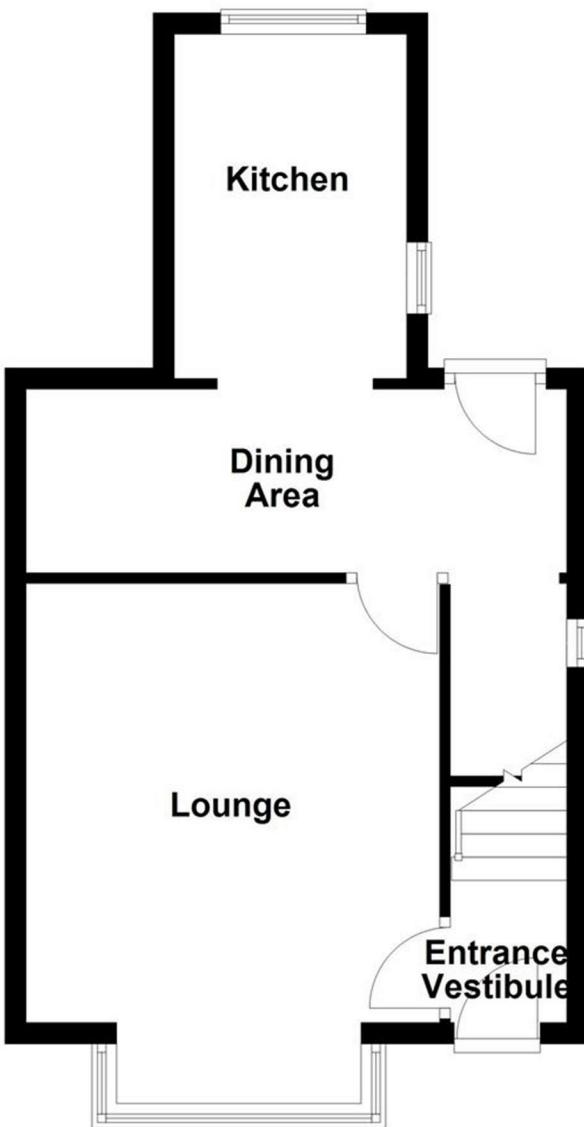
## VIEWINGS:

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

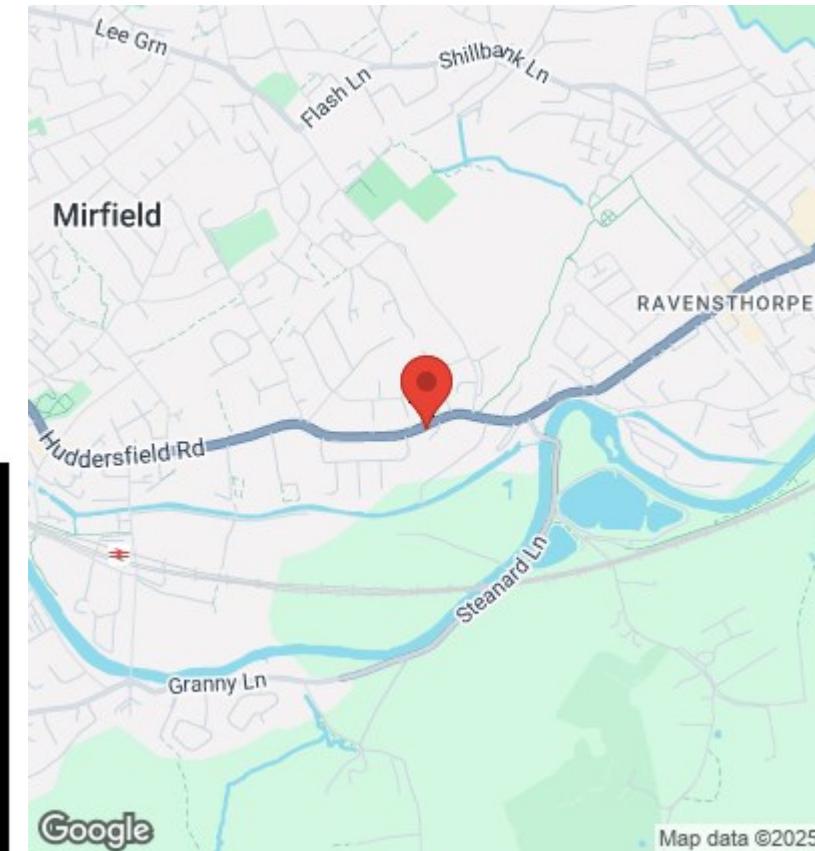
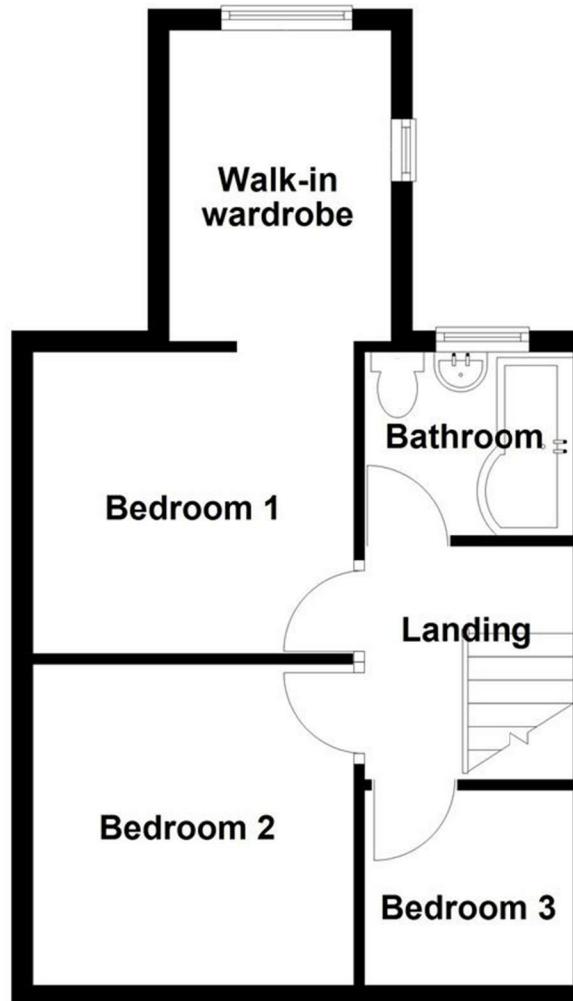




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	78
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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