



107 Spring Place Gardens, Mirfield, WF14 0QU
£272,000

bramleys

Bramleys are delighted to welcome to the market, this exceptionally presented 4 bedroom townhouse, which is set over 3 floors. Providing high quality fixtures and fittings throughout, features include uPVC double glazing, gas fired central heating, alarm system and an accommodation layout comprising:- entrance hall, utility room, ground floor/WC, dining kitchen, first floor landing, lounge, master bedroom with ensuite, second floor landing, 3 double bedrooms, en suite to bed 2 and family bathroom. Externally there is a driveway which provides off road parking for 2 cars, integral garage and well proportioned rear garden which is split into 2 tiers. The property commands far reaching views across farmland to the rear. Situated on a quiet part of the development, there are local amenities nearby, well regarded local school, as well as commuter links via major road and rail links.





GROUND FLOOR:

Enter the property via a composite and glazed external door into:-

Entrance Hall

With a staircase rising to the first floor, a useful storage cupboard and doors accessing the integral garage, utility room, ground floor WC and dining kitchen.

Utility Room

7'0" x 2'8" (2.13m x 0.81m)

This useful utility room has space and plumbing for an automatic washing machine and space for a dryer.

WC

Furnished with a 2 piece suite comprising of a low flush WC, pedestal wash hand basin and central heating radiator.

Dining Kitchen

15'6" x 11'8" (4.72m x 3.56m)

This modern dining kitchen is of a superb size, offering ample natural light by way of the uPVC double glazed French doors which access the rear garden. There are 2 further uPVC double glazed windows, a range of fitted base and wall cupboards, wood effect laminate work surfaces, inset sink with side drainer and mixer tap, integrated 4 ring gas hob with extractor above, electric oven beneath and space for a free standing fridge freezer. Having under counter complementary lighting, ceiling spotlights and a central heating radiator.

FIRST FLOOR:

Landing

Having doors accessing the master bedroom and lounge.

Lounge

15'6" x 11'8" (4.72m x 3.56m)

Also having ample natural light by way of 3 uPVC double glazed windows to the rear elevation, which command far reaching views over farmland and beyond. There is a feature panelled wall and a central heating radiator.

Master Bedroom

15'6" x 13'9" (4.72m x 4.19m)

This well proportioned master bedroom has 2 uPVC double glazed windows to the front elevation, feature panelled wall, central heating radiator and a door which accesses the en suite shower room.

En suite Shower Room

Furnished with a 3 piece suite comprising of a larger than average walk-in shower cubicle, low flush WC and vanity basin with useful storage cupboard. There is also a ladder style radiator.

SECOND FLOOR:

Landing

Having a built-in storage cupboard, loft access point and doors accessing the bedroom and bathroom accommodation.

Bedroom 2

10'8" x 9'7" (3.25m x 2.92m)

Situated to the rear of the property. There are 2 uPVC double glazed windows which provides far reaching views, 2 central heating radiators, modern decorative panelling and a door accessing the en suite.

En suite

Fitted with a 3 piece suite comprising of a corner shower cubicle, pedestal wash hand basin and low flush WC. There is also a central heating radiator.

Bedroom 3

13'0" x 6'11" (3.96m x 2.11m)

A third bedroom of double proportions, situated to the front of the property with a uPVC double glazed window and central heating radiator.

Bedroom 4

9'5" x 8'3" (2.87m x 2.51m)

A fourth bedroom of double proportions, having a feature panelled wall, uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a bath with shower above and concertina shower

screen, pedestal wash hand basin and a low flush WC. There is feature wall panelling and a ladder style radiator.

OUTSIDE:

To the front of the property there is a tarmacadam parking space and gravelled garden which allows parking for 2 vehicles and leads to an integral garage with up and over door, power and light. To the rear of the property there is a superb decked seating area, which is ideal for entertaining in the summer months. Steps lead down to a well proportioned lawned garden which is fenced, and has a further seating area ideal for entertaining during the summer 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:

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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.

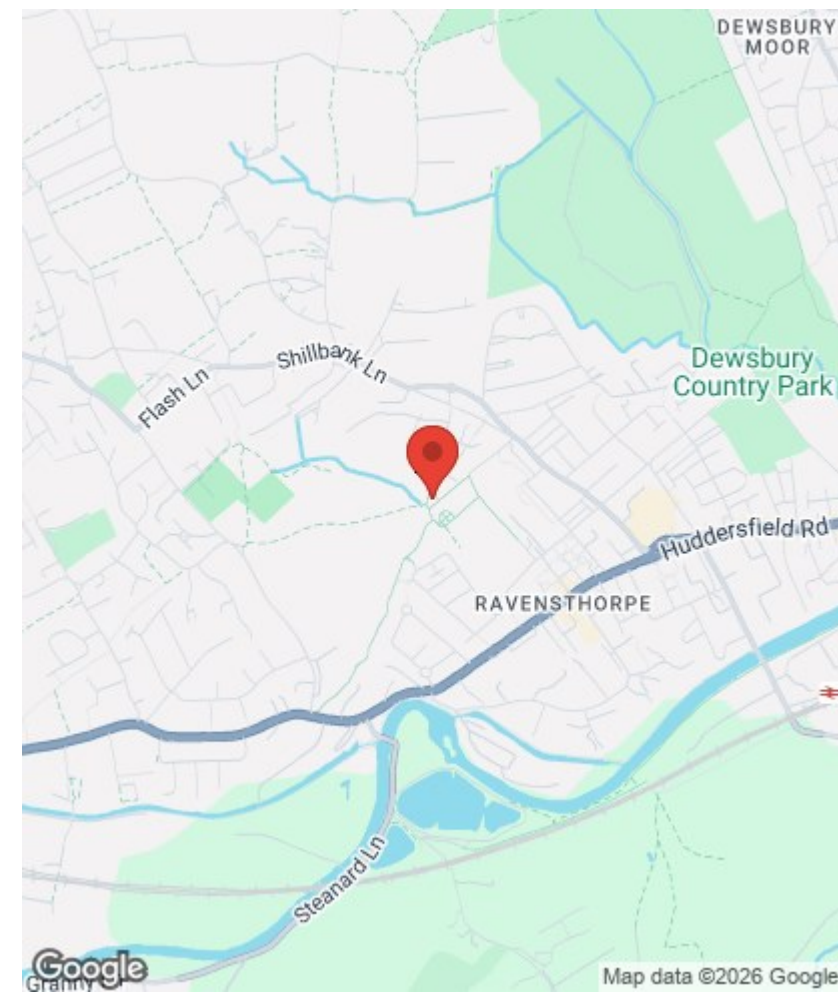
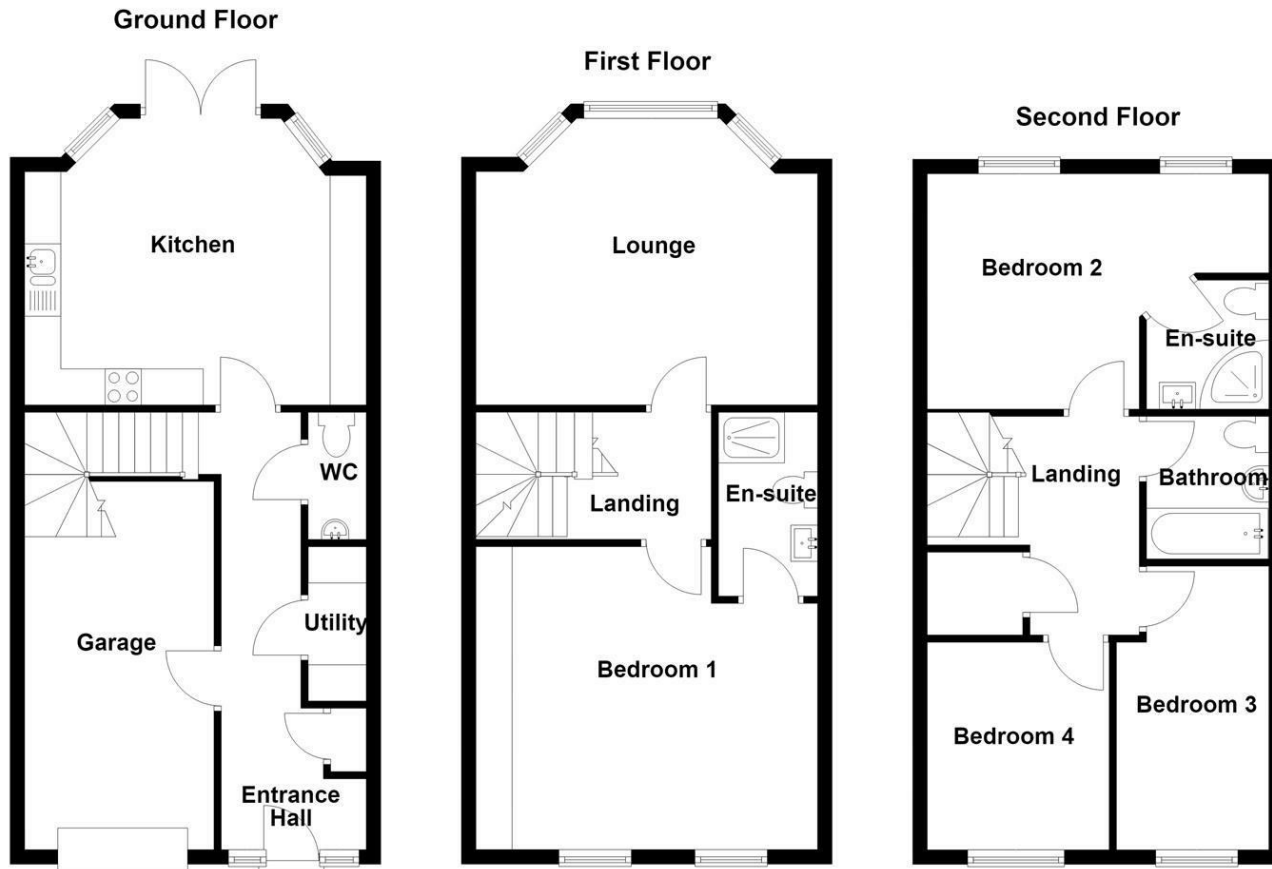
VIEWINGS:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(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	

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