



6 Crowlees Road, Mirfield, WF14 9PJ
£400,000

bramleys



Offered for sale with no vendor chain is the superbly appointed 3 bedroom detached property. Situated in a highly sought after area and offering a wealth of potential, with the scope to extend further subject to necessary contents and requiring a programme of modernisation works internally. This property would be an ideal purchase for the young and growing family looking for a home they can put their own stamp on from the outset. The property features double glazing throughout with a gas central heating system and a layout that comprises: Entrance porch, hallway, W.C, lounge, dining room, kitchen, landing, 3 first floor bedrooms, bathroom, separate W.C and a box room. Externally there is parking for a number of vehicles, a double garage and mature gardens to 4 sides. The property is handily placed for Mirfield town centre and all the amenities there and well regarded school is not too far away. An internal viewing is highly encouraged.



GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance porch.

Entrance Porch

Having uPVC double glazed windows, tiled floor and a timber and glazed door entering the hallway.

Hallway

This well proportioned hallway has a central heating radiator, wall mounted gas heater, a uPVC double glazed window to the side elevation and doors accessing all of the ground floor accommodation. A staircase rises to the first floor.

W.C

Being part tiled and fitted with a 2 piece suite comprising low flush W.C and a wall mounted wash hand basin. There is a uPVC double glazed window to the side elevation.

Lounge

16'3 x 13'9 (4.95m x 4.19m)

This well proportioned reception room is situated to the front of the property and has an abundance of light from the good sized uPVC double glazed window, which takes advantage of views over the front garden. There is a gas fire and central heating radiator.

Dining Room

14'7 x 11'9 (4.45m x 3.58m)

Having uPVC double glazed French doors which open to the rear of the property and further uPVC double glazed windows overlooking the garden and side. There is a wall mounted electric fire and a central heating radiator.

Kitchen

11'7 x 10'7 (3.53m x 3.23m)

The kitchen is fitted with matching base and wall units with laminated working surfaces and tiled splash backs inset into which is a 1 1/2 bowl sink unit with side drainer and mixer tap. There is a 4 ring gas hob with integrated electric oven beneath and space and plumbing for an automatic washing machine. Having a central heating radiator, a uPVC double glazed exterior door and a uPVC double glazed window with views over the rear garden.

FIRST FLOOR

Landing

Having loft access point, a useful storage cupboard and doors accessing all of the first floor accommodation.

Bedroom 1

14'9 x 11'9 (4.50m x 3.58m)

Situated to the rear of the property, this well proportioned room has ample storage by way of fitted robes and drawers. There is a central heating radiator and uPVC double glazed windows to both the rear and side elevations.

Bedroom 2

11'9 x 11'9 (3.58m x 3.58m)

A second bedroom also of good proportions, having fitted robes, a central heating radiator and a UPVC double glazed window to the front elevation.



Bedroom 3

10'7 x 7'2 (3.23m x 2.18m)

Having a fitted a robe, a central heating radiator and a uPVC double glazed window to the front elevation.

W.C

Being part tiled and having a low flush W.C and a uPVC double glazed window to the side elevation.

Bathroom

Furnished with a 3 piece coloured suite comprising, panelled bath, shower cubicle and a pedestal wash had basin, with part tiling to the walls, a central heating radiator and a uPVC double glazed window.

Box Room

5'6 x 3'9 (1.68m x 1.14m)

The useful storage room has an additional cupboard which houses the central heating radiator, there is a loft access point and a uPVC double glazed window.

OUTSIDE

Having a tarmacadam driveway which allows ample parking for numerous vehicles and leads to a double garage which has power and light. The front garden is lawned and has well stocked borders and access to the rear garden can be gained from either side of the property. The superb rear garden is of a generous size and has mature plants and trees, this would be an an excellent area for children to play and for relaxation in the summer months. There is a further useful outbuilding which is ideal for storage.

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 Bramleys office via Huddersfield Road in the direction of Dewsbury turning left into Knowl Road. Turn right into Crowlees Road where this property can be found after a short distance on the right.

COUNCIL TAX BAND:

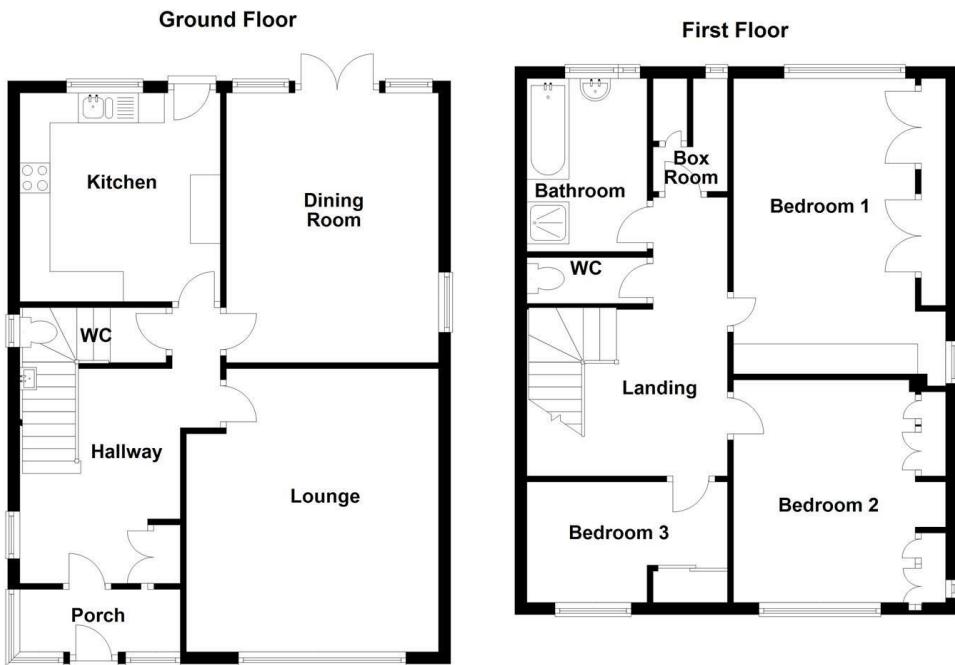
Band E

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

