

34 Sunny Bank Avenue, Mirfield, WF14 0NE

£190,000

bramleys





Offered for sale with no chain is this traditional semi detached property. Situated in an ever popular location, the property has two double bedrooms, along with gardens, driveway and single garage. An early viewing is strongly encouraged to appreciate the potential, and this would make an ideal first home. Handily placed for local amenities, well regarded schooling and major road and rail links.





GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor accommodation.

Lounge

12'1" x 11'7" (3.68m x 3.53m)

Having a walk in front uPVC bay window and a fireplace to one wall with wall mounted gas fire.

Kitchen

13'6" x 9'2" (4.11m x 2.79m)

Fitted with wall and base units with work surfaces, tiled splash backs and inset sink unit with drainer. There is an inbuilt store cupboard, along with a wall mounted gas fire and a uPVC window to the rear. A door leads to the utility kitchen.

Utility Kitchen

8'0" x 5'6" (2.44m x 1.68m)

Having fitted base units with inset sink unit, two uPVC windows and a door leads into the rear garden.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

15'5" x 12'5" (4.70m x 3.78m)

Located to the front and having built in wardrobes, along with two uPVC windows.

Bedroom 2

8'11" x 8'6" (2.72m x 2.59m)

Located to the rear and having a uPVC window and built in cupboard.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath, pedestal wash basin and WC.











OUTSIDE

To the front of the property is a planted and lawned front garden, and a side driveway leads to a single garage with up and over door. To the rear is a small low maintenance garden.

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:

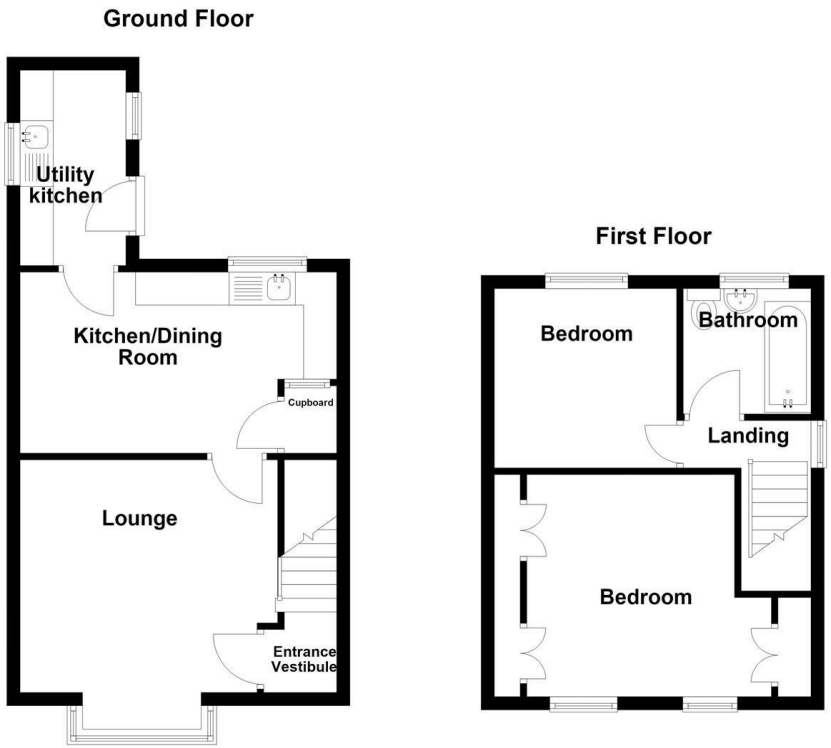
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MORTGAGES:

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.

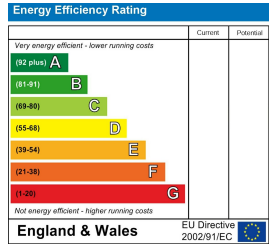


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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