



53 Knowl Road, Mirfield, WF14 8DL
£325,000

bramleys

NO UPPER CHAIN

Offered for sale with no upper chain, is this deceptively spacious 3 bedroom, 1930's semi-detached property. Providing well proportioned accommodation which briefly comprises:- kitchen, lounge, sitting room/dining room, inner hallway, first floor landing, 3 bedrooms, bathroom and separate WC. Externally there is a garden to the front, together with a driveway and garage. To the rear there is a generously sized rear garden which is predominantly lawned and is enclosed by mature hedgerow.

Currently fitted with uPVC double glazing and gas fired central heating, the property offers further scope for improvement and extension (subject to any local planning consents), making this an ideal purchase for those with a young family looking for a property which they can make their own from the outset. Ideally situated within walking distance of Mirfield town centre and all the amenities afforded there including well regarded local schools, public transport links, railway services to nearby towns and cities, as well as further access to London, together with the M62 motorway network. An early internal viewing is highly recommended to appreciate the size, position and potential this property has to offer.



GROUND FLOOR:

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

Kitchen

13'1" x 10'8" (3.99m x 3.25m)

The kitchen is fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a stainless steel sink unit with side drainer and mixer tap. Also integrated within the working surface is a 5 ring gas hob with extractor fan over and there is an integrated double oven. Having space and plumbing for an automatic washing machine and there is a breakfast bar which allows seating for a number of people.. There is a uPVC double glazed window to the front elevation, a door accessing the cellar and a door accessing the hallway.

LOWER GROUND FLOOR:

Cellar

With power and light.

Rear Entrance Hall

13'0" x 10'8" (3.96m x 3.25m)

This generously sized rear entrance hall has a staircase rising to the first floor, 2 uPVC double glazed windows to the rear elevation, a uPVC double glazed exterior door which gives access to the rear garden, wall panelling and delft rack/plate rail.

Lounge

16'5" x 14'5" (5.00m x 4.39m)

This generously sized reception room is situated to the front of the property, having uPVC double glazed windows, ceiling coving,

wall mounted gas fire, central heating radiator and wall light points.

Sitting Room/Dining Room

14'5" x 12'11" (4.39m x 3.94m)

Currently utilised as a sitting room, but could be used as a formal dining room. This second reception room has a uPVC double glazed window to the rear elevation, ceiling coving, wall light points, wall mounted gas fire and a central heating radiator.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation. The loft can be accessed from here.

Bedroom 1

16'5" x 14'5" (5.00m x 4.39m)

This generous master bedroom, is situated to the front of the property. Fitted with a uPVC double glazed window and central heating radiator. There are also wooden fitted wardrobes to one wall, which provide hanging and shelving facilities.

Bedroom 2

14'5" x 13'0" (4.39m x 3.96m)

A second bedroom of excellent proportions, having fitted wardrobes, a fireplace set within a decorative surround, central heating radiator and a uPVC double glazed window to the rear elevation.



Bedroom 3

13'0" max x 7'6" (3.96m max x 2.29m)

This third bedroom is currently utilised as a study, with a fitted cupboard ideal for storage, a central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

This well proportioned bathroom is furnished with a 3 piece suite, comprising of a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There are part tiled walls, larger than average linen cupboards, a uPVC double glazed window to the front elevation and a central heating radiator.

Separate WC

Furnished with a low flush WC and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking and in turn leads to the attached single garage. Stone steps provide access to the front door and the garden comprises of mature hedgerow and shrubbery. A path leads down the side of the garage to the rear, where there is a good sized rear garden comprising of paved patio seating area, lawned garden, mature planted borders with hedges and trees, together with fencing for privacy and security.

Garage

Accessed via an up and over door, the garage is fitted power and light.

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 via Huddersfield Road in the direction of Dewsbury. Turn left into Knowl Road and proceed up the road, where this property will be found on the left hand side clearly identified by the Bramleys for sale board.

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.





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		
<small>EU Directive 2002/91/EC</small>		

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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