



128 Nab Lane, Mirfield, WF14 9QJ  
£500,000

**bramleys**

Situated in an enviable position away from the main road is this impressive and recently renovated detached home. Set within extensive gardens and approached via a private driveway, the property offers versatile accommodation and has been finished with quality fixtures and fittings throughout. Boasting three bedoomed accommodation, along with a spacious lounge which opens into a sun lounge, a contemporary kitchen, a spacious dining room with bifold doors on to the garden and a four piece bathroom plus an ensuite shower room to the first floor bedroom. Externally there is ample parking by way of a driveway and turning space, plus a fantastic private outdoor relaxation space with a summer house, an outdoor kitchen and a bar/office space with a seating area and hot tub. Close to local amenities and well regarded schooling, this is a perfect individual property which absolutely must be viewed to be appreciated!





## GROUND FLOOR

### Entrance Vestibule

Accessed via an exterior door and having a doors into the WC and the Entrance Lobby.

### Cloakroom/WC

Furnished with a low flush WC and a wash basin set within a vanity unit.

### Entrance Lobby

Having a tiled floor with under floor heating and a staircase leading to the first floor accommodation.

### Dining Room

**16'9" x 9'10" (5.11m x 3.00m)**

This spacious dining room has a tiled floor with under floor heating and a built-in storage cupboard. Bi-folding doors open on to a paved seating area with views over the garden and beyond.

### Kitchen

**13'3" x 9'0" (4.04m x 2.74m)**

This impressive kitchen has been fitted with a range of contemporary wall and base units with Quartz worktops and splashbacks. along with an inset sink unit with drainer. Incorporated within the kitchen is a four ring AEG hob with extractor over and electric double oven. The worktops extend to form a breakfast bar area and there is illuminated underlighting and underfloor heating. A triple glazed window provides ample natural light and double doors open into a spacious utility cupboard with laundry plumbing.

### Lounge

**20'0" x 12'1" (6.10m x 3.68m)**

A generous and well presented living space, fitted with underfloor heating, feature wall panelling and a porcelain fireplace with inset remote controlled electric fire. The lounge opens up into the sun room.

### Sun Room

**11'6" x 9'7" (3.51m x 2.92m)**

Overlooking the garden areas, this pleasant space has feature beams, two skylight roof windows. Triple glazed windows and French doors leading out on to the terraced patio.

### Hallway

Having a built-in store cupboard and having access to bedrooms and bathroom.

### Bedroom

**14'0" x 13'2" (4.27m x 4.01m)**

This spacious double bedroom has wardrobes to one wall, along with a central heating radiator and a double glazed window with French shutter blinds.

### Bedroom

**10'7" x 10'6" (3.23m x 3.20m)**

Another double bedroom with wardrobes, window and a radiator.

### Bathroom

A modern four piece bathroom furnished with a spacious walk-in shower, a bath, low flush WC and washbasin set within a vanity unit. There is tiling and panelling to the walls and ceiling, along with spotlights and two ladder style radiators.

## FIRST FLOOR

### Landing

With door leading to the first floor bedroom and en suite shower room.

### Bedroom

**11'8" x 9'6" (3.56m x 2.90m )**

With far reaching views via double doors with balcony screen, this bedroom is fitted with a wardrobe and a radiator.

### En suite Shower Room

Having a walk-in shower cubicle, a wash basin set within a vanity unit and a low flush WC. There is ceiling panelling with a sky light window, a ladder style radiator and further storage space.

## OUTSIDE

Set on a good sized plot with extensive gardens, the property is approached via a private driveway which provides ample parking opportunities and has turning space and electrical charging port. The drive leads to a versatile summer house (13'4" x 10'7") with French doors, power and lighting. The summerhouse has loft access and a door leads to small workshop

beyond. The well tended and established garden area provide ideal relaxation space and has a large lawned section with planted borders and rockeries. A pathway with seating space leads to the external bar/office which has power, lighting and has a planted, natural growing roof. A privately situated hot tub and shed are located next to the bar area and there is additional seating space. A recently constructed outdoor kitchen provides perfect cooking space, with a BBQ, sink and food preparation space and storage, plus a pizza oven. Steps lead to a an elevated patio sun terrace with views over the garden and beyond. A gated pedestrian pathway leads on to Nab Lane.

#### 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.

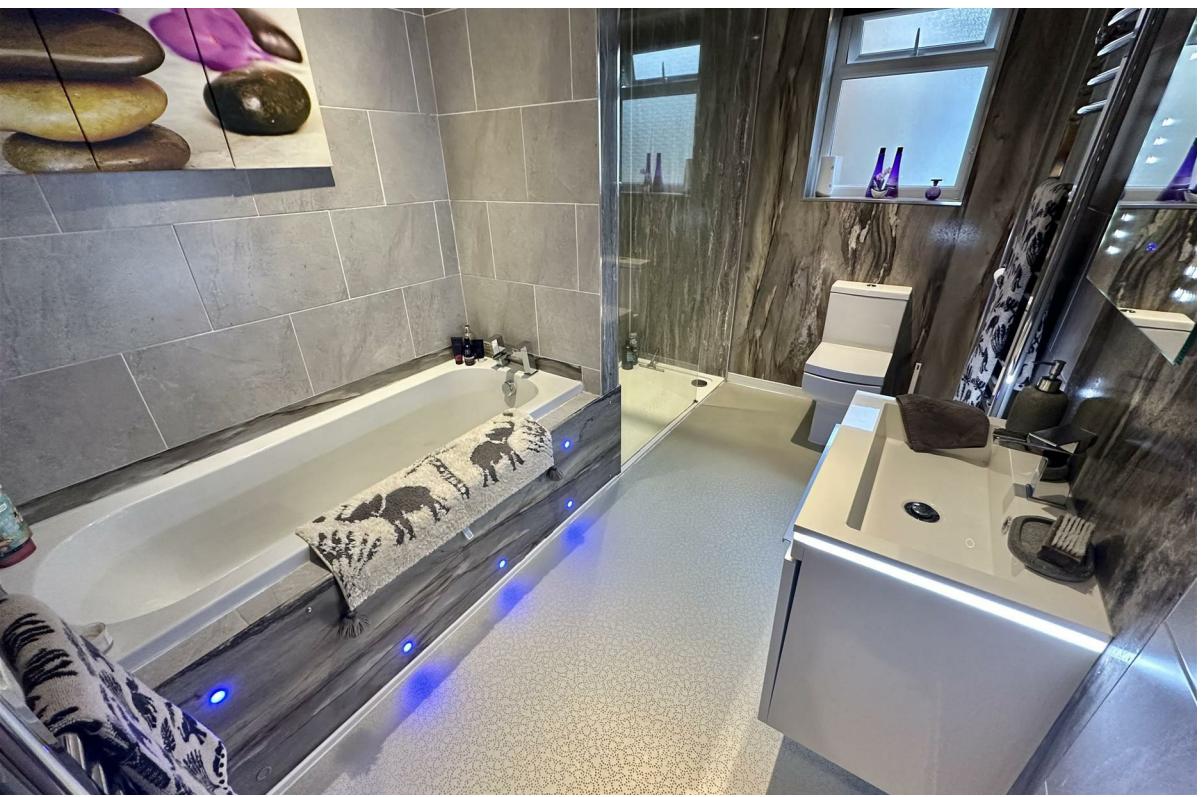
#### ONLINE CONVEYANCING SERVICES:

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.

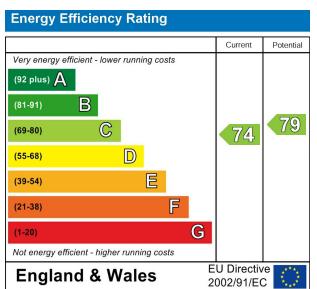
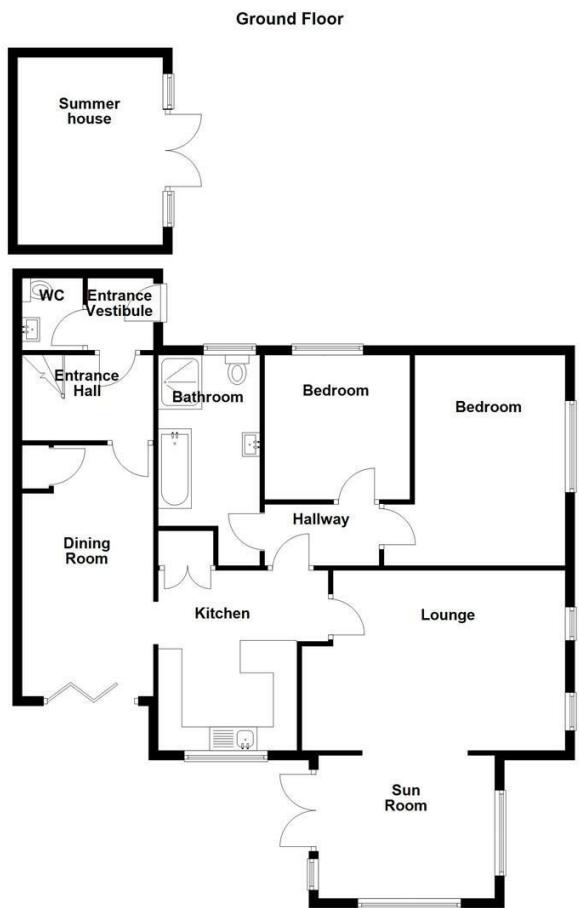
#### VIEWINGS:

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**

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