



27 St. Marys Avenue, Mirfield, WF14 0PX  
Offers Over £300,000

**bramleys**



This substantial FREEHOLD ground floor apartment makes a great alternative to a bungalow, offering surprisingly spacious accommodation. Enjoying a quiet cul-de-sac location with pleasant views from both side and rear. Offered for sale with NO VENDOR CHAIN and vacant possession and having recently undergone a programme of re-decoration and new carpets therefore ready to move straight into with little or no expense. Having uPVC double glazing, modern condensing Baxi boiler, security alarm (recently serviced) and accommodation comprising: porch, entrance hall, 3 piece shower room, large lounge/diner with balcony, fitted dining kitchen with Bosch integrated appliances, 2 DOUBLE bedrooms with master bed having a superb 4 piece bathroom with double walk in shower and separate bath. Also having private garden area, undercroft DOUBLE garage and workshop. All this with the added bonus of no service charge or ground rent. Early viewing essential to avoid missing out!



## GROUND FLOOR:

### Entrance Porch

A uPVC entrance door with leaded/glazed panel gives access to the hallway.

### Entrance Hall

The hallway has a useful built in store cupboard ideal for housing an ironing board and vacuum cleaner.

### Shower Room

This shower room has fully tiled walls and a three piece suite comprising shower cubicle, pedestal wash hand basin, wc and a uPVC double glazed window.

### Lounge/Diner

**21'10 x 16'1 (6.65m x 4.90m)**

This extremely spacious reception room enjoys plenty of natural light from the large uPVC double glazed window which enjoys a pleasant open aspect. There is a fireplace with electric fire, wall lights and sliding patio doors which lead out onto a balcony area, ideal to sit out and have your morning coffee. The balcony has a remote controlled awning, external lighting and a power socket.

### Dining Kitchen

**15'0 x 9'10 (4.57m x 3.00m)**

Another great size room with an extensive range of wall and base units with working surfaces over and tiled splash back, integrated appliances include Bosch eye level double oven and electric hob with extractor hood over, washer/drier, microwave, fridge, freezer and dishwasher (newly fitted). The kitchen has ceiling spotlights, a central heating radiator and two uPVC double glazed windows.

### Master Bedroom

**14'9 x 12'11 (4.50m x 3.94m)**

This large double bedroom has floor to ceiling fitted wardrobes to one wall which provide hanging and shelving facilities, there is a matching dressing table, twin bedside units and two sets of drawers which complete the set. There is a further built in double wardrobe, a central heating radiator and a uPVC double glazed window. Double doors give access to the en-suite.

### En-Suite Bathroom

This larger than average en-suite is fully tiled to the walls, with marble effect panelled ceiling and spotlights, there is a four piece suite comprising bath, separate walk in double shower, vanity wash basin with built in storage, fitted toiletry cupboard with electric shaver point, mirrors and display lighting, wc, heated towel radiator, separate central heating radiator, extractor fan and a uPVC double glazed window.

### Bedroom 2

**13'2 x 8'5 + door recess (4.01m x 2.57m + door recess)**

This second double room has fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.



## OUTSIDE:

To the front is a driveway for visitor parking which is shared with No. 25. A tarmacadam driveway sweeps down the side of the apartment and leads to the undercroft double garage and workshop. The garage 27'11 x 13'4 has a remote control electric door, cold water tap, double glazed window, internal power and lighting. To the rear of the garage is a useful workshop/store 9'9 x 9'6 which houses the Baxi boiler. The workshop has a window and a hot water tap. To the right of the property (looking from the front) is a small section of garden and shaped lawn and to the left is a further larger garden area which is split into two parts and the rear section which has a gravelled path and shrubbery also belongs to No. 27. The property also has external dusk to dawn lighting.

## 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 Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and continue for approximately half a mile. Take a left hand turn onto Church Lane, continue up Church Lane which in turn becomes Dunbottle Lane and turn right onto Flash Lane. Turn right onto St Marys Avenue where the property can be found towards the head of the cul-de-sac.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band C

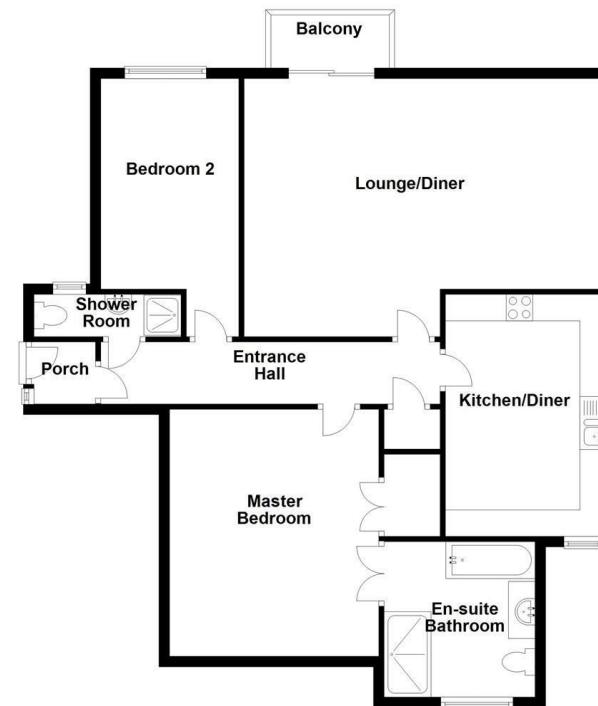
## MORTGAGES:

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.

## Ground Floor



## 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		
(81-91) B		
(68-80) C		70
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC