



73 Priory Way, Mirfield, WF14 9EF  
Offers In The Region Of £269,950

**bramleys**



Having far reaching views to the rear, this 3 bedroom semi-detached family home can be moved into with little or no expense having quality fixtures and fittings throughout including a recently fitted boiler. Enjoying a south facing garden to the rear which is decked and has a useful garden room/office together with a long driveway providing off road parking and garage. The accommodation comprises: entrance hall, wc/cloaks, lounge, kitchen diner with integrated appliances, bedroom 3 and at first floor are 2 further bedrooms and a modern 3 piece shower room. Situated in this sought after location, convenient for popular schools and amenities, an early viewing is recommended.



## GROUND FLOOR

Enter the property via a composite door into the entrance hallway.

### Entrance Hallway

Having fitted laminate flooring, a staircase rising to the first floor and doors accessing all of the ground floor accommodation.

### Lounge

16'2 x 10'9

This well proportioned lounge is situated to the front of the property and has a feature living flame gas fire set with in a modern surround with a back and hearth. There is a central heating radiator and a uPVC double glazed window overlooking the front garden.



### Kitchen/Diner

19'7 max x 15'6 max

Fitted with a range of matching white gloss base and wall units with laminated working surfaces, upstands and splashbacks, inset into which is a sink unit with side drainer and mixer tap. Integrated appliances include a 5 ring gas hob, oven and grill, washing machine and dishwasher. To the end of the units is a breakfast bar and the room opens up into the dining area. There is a central heating radiator, a uPVC double glazed window which benefits from far reaching viewings and uPVC double glazed French doors which access the rear garden.



### Bedroom 3/Office

8'2 x 9'1

Situated to the front of the property and is currently used as an office. There are newly fitted robes with sliding doors, also having laminate flooring, a central heating radiator and a uPVC double glazed window.

### W.C

Being fully tiled to the walls and having laminate flooring. This room is fitted with a 2 piece suite comprising a low flush W.C and a vanity sink unit with storage. There is a ladder style radiator to the wall and a uPVC double glazed window to the side of the property.

## FIRST FLOOR

### Landing

Having doors accessing all of the first floor accommodation.

### Bedroom 1

12'2 x 9'8

Having wonderful far reaching viewings from this bedroom, fitted robes and additional under eaves storage, along with a uPVC double glazed window and a central heating radiator.



## Bedroom 2

9'2 x 11'4

A second bedroom of double proportiones with a uPVC double glazed window to the front elevation and a central heating radiator.

## Shower Room

This contemporary shower room is fully tiled and has a double shower with a glass shower screen and velum window over. Having a low flush W.C, a vanity sink unit and a ladder style radiator.

## OUTSIDE

To the front of the property is a lawned garden with planted borders. The generous drive allows parking for several vehicles and leads to the garage. The garage has an up and over door, power and light. The rear garden is fenced and decked, views can be enjoyed form here and would be an ideal place to relax in the summer months. Stairs lead down to an outside office which is currently used as a gym, this room has power, Wi-Fi and is alarmed.

## 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. After a short distance turn left into The Knowl and right into Nab Lane. Upon passing the Co-op turn right into Heathfield and then left into Priory Way where this property can be found.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band ?

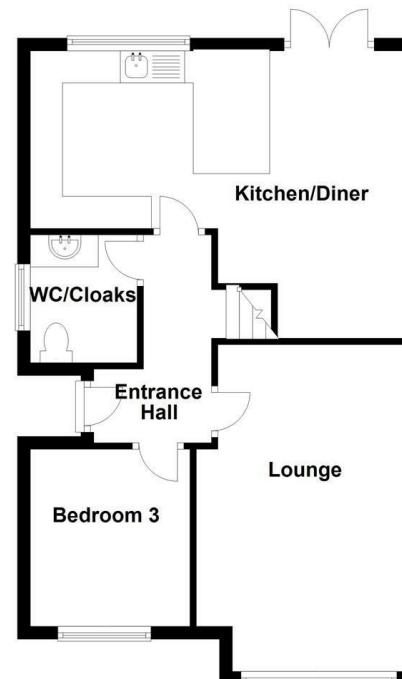
## MORTGAGES:

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.

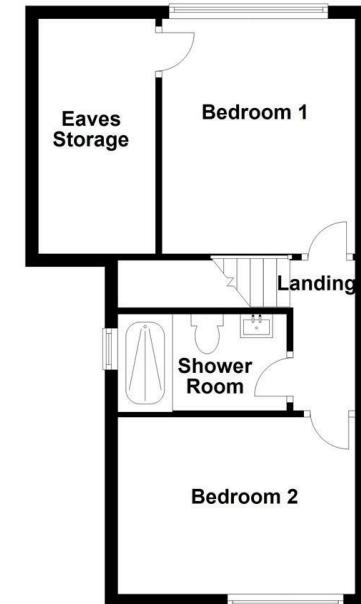
## ONLINE CONVEYANCING SERVICES:

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



## First Floor

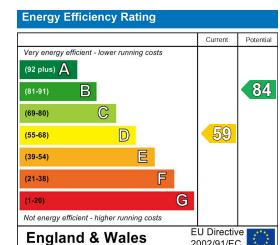


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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