



12 Manor Drive, Mirfield, WF14 0ER
Offers In The Region Of £295,000

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Situated at the head of a popular cul de sac is this detached 3 bedroomed property. Featuring double glazing and having gas central heating system, the extended accommodation is ideal for family occupation. With garden areas to both front and rear along with an attached garage with electric door and driveway parking, an early viewing is strongly recommended. Located within easy reach of local amenities, well regarded schooling and major road and rail links. Available with no onward chain.





GROUND FLOOR

Entrance Hall

Accessed via an exterior front door and having a central heating radiator and stairs to the first floor accommodation.

Ground floor WC

Furnished with a WC a wash basin, along with a side window.

Dining Kitchen

15'8" x 11'6" (4.78m x 3.51m)

A modern and spacious dining kitchen fitted with a range of wall and base units with drawers, work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor, an eye level oven and a dishwasher. There is space and plumbing for a washing machine, a central heating radiator and a window overlooking the front.

Lounge

18'6" x 12'3" (5.64m x 3.73m)

A good sized lounge with a central heating radiator, a fireplace to one wall with inset fire and sliding patio doors out to the rear garden. A open archway leads into the dining room extension.

Dining Room extension

9'5" x 8'8" (2.87m x 2.64m)

Having two windows overlooking the garden and a central heating radiator.

FIRST FLOOR

Landing

With a side window.





Bedroom 1

13'7" x 10'3" (4.14m x 3.12m)

Located to the front and having a window and a central heating radiator. This room has a range of built in wardrobes, drawers and dressing table area.

Bedroom 2

12'4" x 10'2" (3.76m x 3.10m)

With fitted wardrobes, overhead cupboards and a central heating radiator and a window to the rear.

Bedroom 3

9'3" x 8'10" (2.82m x 2.69m)

Again overlooking the rear and having a central heating radiator and a window.

Shower Room

Furnished with a walk in shower cubicle, a WC and a wash basin set within a vanity unit. With tiling to the walls, a central heating radiator and a window.

OUTSIDE

To the front of the property is a lawned garden area along with a driveway providing off road parking. The drive leads to an attached single garage with recently fitted electric door. The enclosed rear garden is low maintenance and has planted raised borders and paved seating sections.

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.

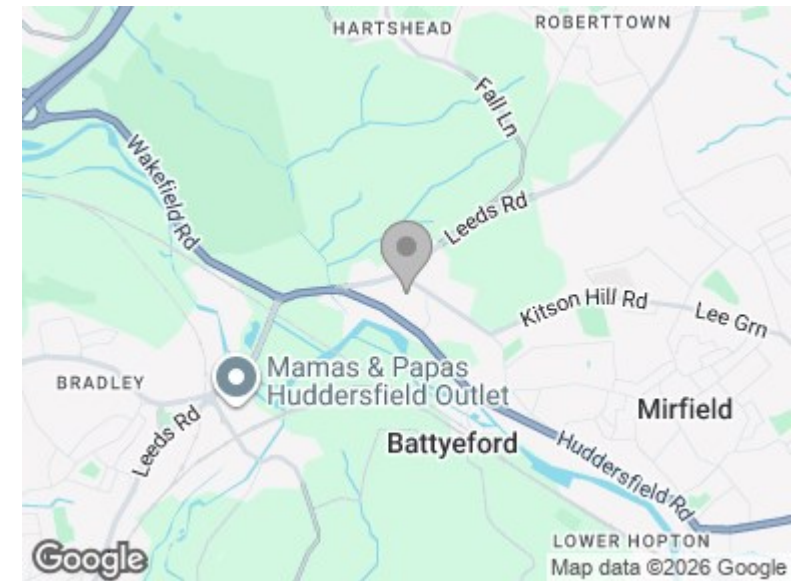
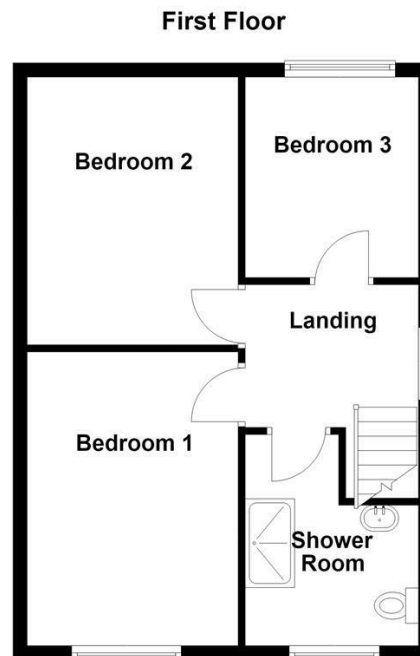
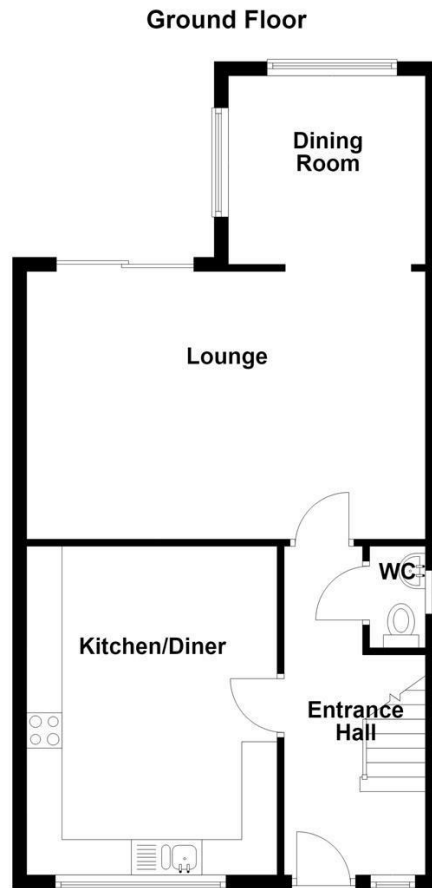
ONLINE CONVEYANCING SERVICES:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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