

17 Hepworth Lane, Mirfield, WF14 0PR

Offers Over £300,000

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Bramleys are delighted to offer for sale with no vendor chain this wonderfully presented extended 3 bedroom semi-detached property. Situated in a pleasant locality, the current owner has remodelled the existing accommodation into a stylish open plan living space that offers unique features and must be viewed internally to fully appreciate the accommodation on offer. The accommodation layout comprises entrance hallway, open plan dining kitchen which is also open to the lounge and an extension currently used as an office space. Externally, there are gardens to front and rear, off road parking and a large detached garage. This property would make a wonderful purchase for a young and growing family looking for a property that can be occupied with the minimum of expense. The property is situated close to local schooling, public transport links and allowing access to nearby towns and cities making it ideal for commuters.













GROUND FLOOR:

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

Entrance Hall

Where there is a staircase rising to the first floor, a central heating radiator and doors accessing both the lounge and dining kitchen.

Lounge

13'5" x 11'5" (4.09m x 3.48m)

This cosy reception room is situated to the front of the property and has a uPVC double glazed bay window overlooking the front garden and there is also a central heating radiator. This room is currently open into the dining kitchen and to create a wide open space.

Dining Kitchen

20'2" x 15'7" max (6.15m x 4.75m max)

This room is the heart of the home with the dining area being of a generous size and is open to the kitchen area which is fitted with a range of modern base and wall units with working surfaces inset into which is a 4 ring electric hob with glass splashback and stainless steel and glazed extractor fan over. There is also an integrated electric oven and a sink unit with side drainer and mixer taps integrated into the base units together with space and plumbing for an automatic washing machine and an integrated dishwasher. This room has ample natural light by way of uPVC double glazed windows to both the side and rear elevations along with a glazed uPVC door accessing the rear of the property. There is wood effect flooring and a set of timber and glazed French doors which accesses the snug.

Snug

11'6" x 10'7" (3.51m x 3.23m)

This wonderful addition to the existing accommodation could be used for a variety of different things and is currently utilised as a study but could be a sitting room/playroom and benefits from ample natural light by way of uPVC double glazed window to the side elevation and uPVC double glazed French doors accessing the rear garden. There is also a central heating radiator.

FIRST FLOOR:

Landing

Having doors accessing all of the first floor accommodation, a loft access point and a double glazed window to the side elevation.

Bedroom 1

13'1" x 11'3" (3.99m x 3.43m)

This master bedroom is well presented and situated to the front of the property having a uPVC double glazed window and a central heating radiator.

Bedroom 2

11'4" x 11'9" (3.45m x 3.58m)

This second bedroom of double proportions is situated to the rear of the property and has a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'1" x 8'1" (2.46m x 2.46m)

A good sized third bedroom situated to the front of the property and having a uPVC double glazed window and a central heating radiator.

Bathroom

Situated to the rear of the property and fitted with a 3 piece suite comprising panelled bath, vanity wash hand basin and low flush WC. There is part tiling to the walls, a central heating radiator and a uPVC double glazed window to the rear elevation.

Shower Room

Housing a walk-in shower cubicle and having a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property is a lawned garden with mature planted hedge and a concrete drive which allows parking for a number of vehicles and leads to the large detached garage with up and over door together with power and light, windows and a pedestrian access door. To the rear, the garden is also laid to lawn with patio area and is enclosed by fencing for privacy and security.

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:

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.

VIEWINGS:

Please call our office to book a viewing:-

Mirfield Properties: 01924 495334





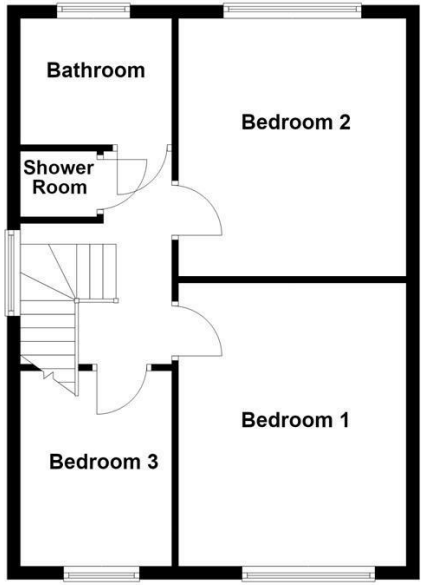

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WHAT'S THE STORY

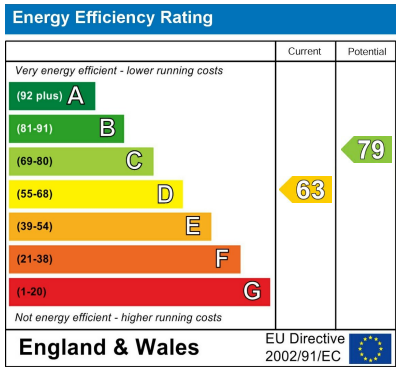


Ground Floor



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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