



16 Fountain Street, Roberttown, WF15 7PT
£225,000

bramleys



This 2 DOUBLE bedroom semi-detached property has a superb single storey EXTENSION to the rear with Velux window, creating a lovely open plan kitchen diner/family room which opens out onto the larger than average rear garden. Being originally built as a 3 bedroom, the property could be converted back if required. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance porch, lounge with feature wood burning stove, 2 beds and a modern three piece bathroom. Conveniently situated within walking distance to the village centre with local amenities nearby, M62 motorway network and sought after schools. Outside there are gardens to the front and rear, detached garage and a long driveway to the side provides off road parking for 3/4 vehicles.



GROUND FLOOR:

Porch

A glazed uPVC front door leads into a small porch area which in turn leads into the lounge.

Lounge

13'1 x 11'7 (3.99m x 3.53m)

The lounge has a feature log burning stove with timber mantle, a central heating radiator, wall light points, open stairs leading to the first floor and a uPVC bay window.



Kitchen

15'3 x 9'6 (4.65m x 2.90m)

The kitchen area has a range of wall and base units with complementary work surfaces and breakfast bar, inset one and half sink with mixer tap, space and plumbing for a washing machine, built in oven and microwave, dishwasher, fridge and freezer. The hard wearing engineered wood effect flooring continues through to the dining room extension. The kitchen also has a useful under-stair storage cupboard.

Dining Area

14'5 x 9'1 (4.39m x 2.77m)

This lovely extension really opens up the kitchen space and enjoys plenty of natural light from the Velux window and French doors which lead out onto the rear garden and patio, a great space for entertaining.

FIRST FLOOR:

Landing

Stairs leading from the lounge to the first floor landing with doors leading off into two double bedrooms and the house bathroom.

Bedroom 1

15'3 x 11'11 (4.65m x 3.63m)

This spacious double bedroom enjoys lots of natural light from the 2 uPVC double glazed windows to the front. Being formerly 2 bedrooms this could be converted back if required into a double and box room.



Bedroom 2

8'10 x 9'7 (2.69m x 2.92m)

Situated to the rear this second double room has a central heating radiator and uPVC double glazed window. There is a hatch with pull down ladder which leads to a boarded loft which provides additional storage.



Bathroom

Having a modern 3 piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over and tiled flooring. Also having a uPVC double glazed window and a radiator.

OUTSIDE:

There is a lawned garden to the front and a long driveway to the side provides off road parking for up to 3/4 vehicles and leads to a single garage. The rear garden is a good size with large patio area, shaped lawn and raised planters/vegetable patch to the rear of the garage.

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 via Huddersfield Road travelling in the direction of Dewsbury. Take the first left hand turning onto Knowl Road. Continue along as the road becomes Water Royd Lane and in turn Old Bank Road. At the end of Old Bank Road, turn left onto Sunny Bank Road. Continue up Sunny Bank Road to the traffic lights continuing straight ahead onto Child Lane. Turn left onto Fountain Street where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

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.

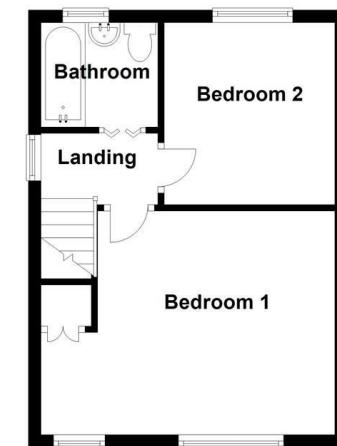
ONLINE CONVEYANCING SERVICES:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		64
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

