



19 Chestnut Meadows, Mirfield, WF14 0HH

£145,000

bramleys



This 2 bedroom mid townhouse would make an ideal purchase for a first time buyer or those looking to downsize. Enjoying a cul-de-sac location with off road parking and garden to rear. Having double glazing, gas fired central heating and accommodation comprising: kitchen diner, lounge with French doors to rear, landing, 2 bedrooms (1 double 1 single) and modern three piece bathroom. Handily placed for amenities and schools.



GROUND FLOOR:

Kitchen Diner

12'9 x 7'9 (3.89m x 2.36m)

A uPVC entrance door gives access to the kitchen. The kitchen has a range of wall and base units with working surfaces over, integrated electric oven, gas hob and extractor hood over, space and plumbing for a washing machine, sink unit with side drainer, space for a tall fridge freezer, laminate flooring and uPVC double glazed window.

Lounge

13'6 x 11'6 (4.11m x 3.51m)

The lounge has a fireplace surround, open staircase, a central heating radiator and uPVC French doors to the rear.

FIRST FLOOR:

Landing

The landing has access to the loft via a pull down ladder.

Bedroom 1

13'0 x 8'7 (3.96m x 2.62m)

This double room has a central heating radiator and a sealed unit double glazed window.

Bedroom 2

8'3 x 6'9 (2.51m x 2.06m)

This single room has a built in bulkhead store cupboard, a central heating radiator and a uPVC double glazed window.

Bathroom

This modern suite has a bath with shower attachment over and glass screen, wc, vanity wash basin, a central heating radiator, panelling to the walls and a uPVC double glazed window.



OUTSIDE:

To the front is a block paved driveway which provides off road parking and a further space is shared with the neighbouring property. The rear garden has decking, a lawn and garden shed.

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 Mirfield via Huddersfield Road in the direction of Dewsbury, take an immediate left turning into Knowl Road. Continue along the road which then becomes Water Royd Lane and then Old Bank Road, take a left hand turning onto Taylor Hall Lane. Continue for approximately 500 yards and take a right hand turning onto Redlands Close and then left onto Chestnut Meadows where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

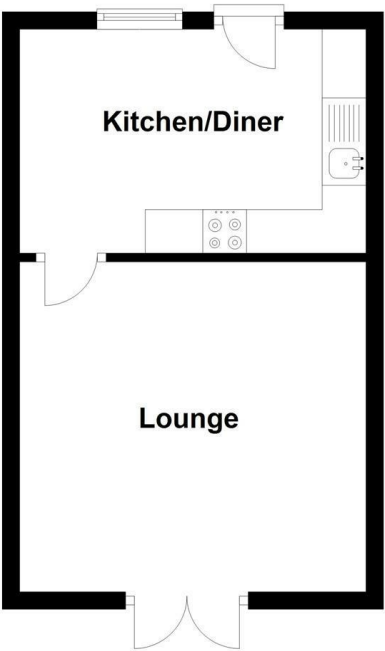
MORTGAGES:

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.**

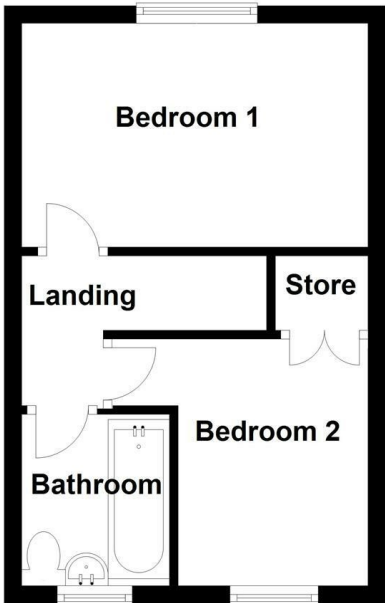
ONLINE CONVEYANCING SERVICES:

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

