

16 Portal Drive, Mirfield, WF14 0JL

£219,950

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Offered for sale with no vendor chain, is this 2 bedroom semi detached bungalow which is situated in a popular residential locality, within Mirfield.

This well maintained property requires an element of modernisation, but offers features such as uPVC double glazing, gas fired central heating throughout and accommodation briefly comprising:- entrance hall, kitchen, lounge, 2 bedrooms and shower room.

Externally there are gardens to both front and rear, a driveway which provides off road parking for a number of vehicles and a detached garage.

The property is within walking distance of public transport links, which provide access to neighbouring towns and cities, together with Mirfield town centre which is only a short drive away.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR

Enter the property through a side external door into:-

Entrance Hall

With loft access point and doors accessing all of the living accommodation.

Kitchen

9'0" x 8'6" (2.74m x 2.59m)

Fitted with a range of matching wall and base units, with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit with side drainer and mixer tap, space for a cooker and free standing fridge, as well as under counter space for a washing machine. The boiler is housed within the kitchen, there is also a central heating radiator and a uPVC double glazed window to the front elevation.

Lounge

16'2" x 12'1" (4.93m x 3.68m)

This generously sized lounge is situated to the front of the property, with views over the garden via the uPVC double glazed window. There is also a central heating radiator, fire surround with back and hearth (no working fire) and a timber and glazed door which accesses the bedroom/dining room.

Bedroom 1

12'2" x 10'7" (3.71m x 3.23m)

Situated to the rear of the property, having a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

Bedroom 2

12'7" x 10'1" (3.84m x 3.07m)

Currently utilised as a dining room this second bedroom of double proportions is situated to the rear of the property, having a set of uPVC French doors which access the rear garden and there is a central heating radiator.

Shower Room

Fitted with a 3 piece suite comprising of a larger than average shower cubicle, pedestal wash hand basin and low flush WC. There are tiled walls, central heating radiator and a uPVC double glazed window to the side elevation.





OUTSIDE:

To the front of the property there is a well proportioned lawned garden with well stocked borders, tarmacadam driveway which provides parking for 2/3 vehicles and in turn leads to the detached garage. A gate accesses the rear garden which is low maintenance and paved, with flowerbed borders and fencing for security and privacy.

Garage

With an up and over door, power and light.

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.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.



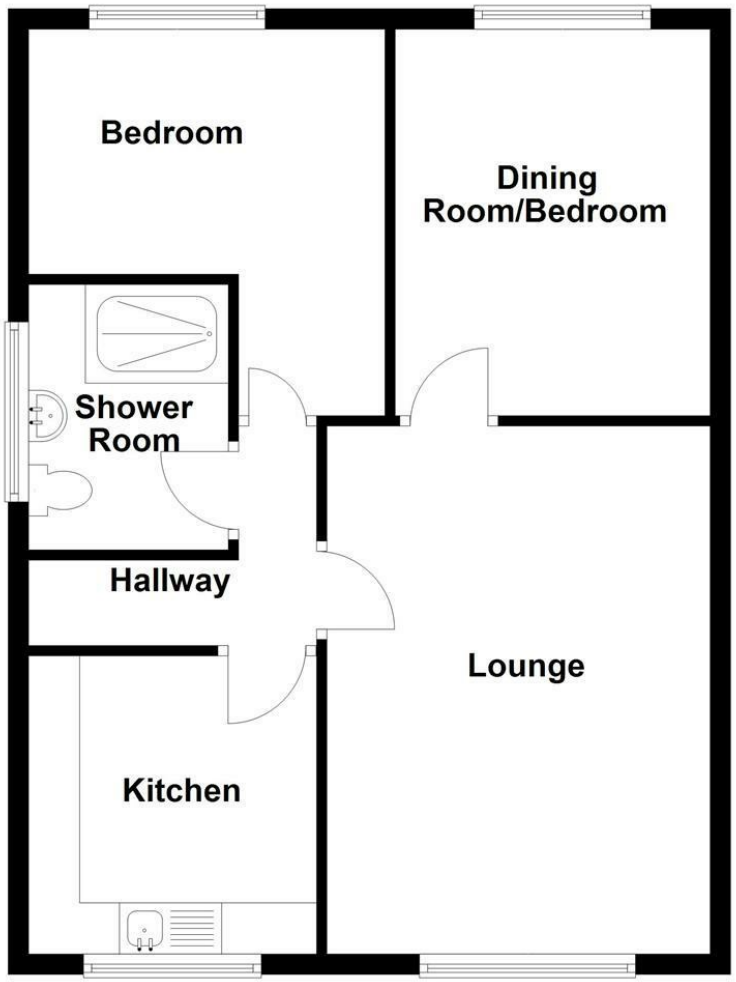


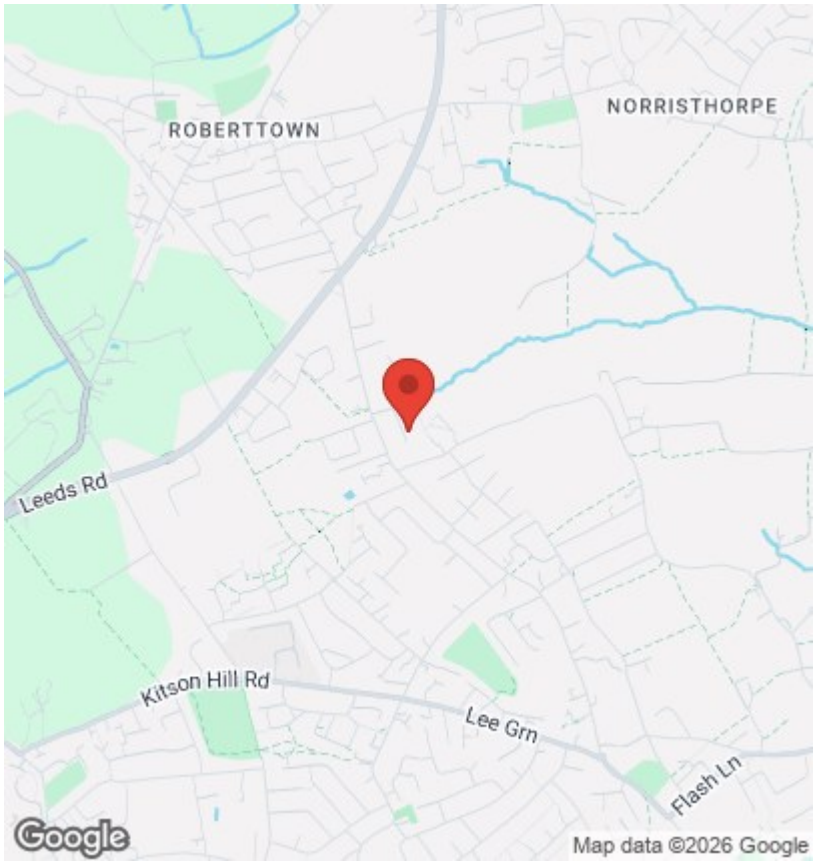


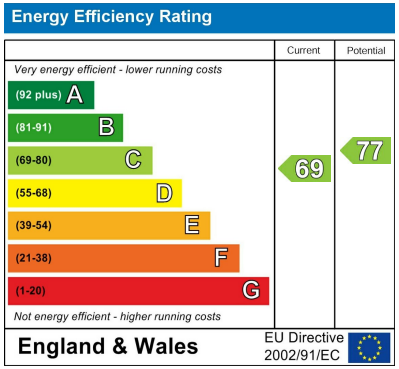




Ground Floor







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