



25 Farrar Drive, Mirfield, WF14 9EA  
Offers Over £299,950

**bramleys**



Bramleys welcome to the market this superb 3/4 bedroom semi-detached which would ideally suit a family buyer.

The current layout comprises in brief:- entrance vestibule, hallway, lounge, dining room, kitchen, utility/WC, office/bedroom 4, first floor landing, master bedroom with en suite, 2 further bedrooms and a family bathroom.

Externally there is a driveway to the front which provides off road parking for a number of vehicles, as well as a detached garage and low maintenance rear garden.

The vendor informs us that currently there is a possible option to purchase further garden land to the rear (subject to separate negotiation).

Further features include gas fire central heating, uPVC double glazing throughout and a security alarm system. The property is ideally placed for access to well regarded local schooling, public transport links and the motorway network which is a short drive away.

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



## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Vestibule

Having a uPVC double glazed exterior door which leads into the hallway.

### Hallway

Having a staircase rising to the first floor, central heating radiator and doors accessing all of the ground floor accommodation.

### Lounge

16'9" x 10'9" (5.11m x 3.28m)

This welcoming reception room has wall light points and a uPVC double glazed window to the front elevation. There is also a central heating radiator.

### Dining Room

15'5" max x 10'9" (4.70m max x 3.28m)

Situated to the rear of the property, this second well proportioned reception room is fitted with a central heating radiator and a set of uPVC double glazed patio doors which give access to the rear garden.

### Kitchen

9'7" x 9'7" (2.92m x 2.92m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset composite 1.5 bowl sink unit with side drainer and mixer tap, 4 ring gas hob with stainless steel extractor above, double electric oven, and space and plumbing for a dishwasher. The kitchen is also fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.

### Utility Room

6'2" x 7'6" (1.88m x 2.29m)

With space and plumbing for a washing machine, work surfaces, storage cupboards, low flush WC, vanity wash hand basin, central heating radiator, cupboard housing the central heating boiler and a uPVC double glazed window to the side elevation.

### Bedroom 4/Office

9'7" x 9'4" (2.92m x 2.84m)

Currently utilised as an office, but could be utilised as a bedroom if required. Fitted with a central heating radiator and uPVC double glazed window to the front elevation.

## FIRST FLOOR:

### Landing

With a loft access point and doors accessing all of the first floor accommodation.

### Bedroom 1

12'2" max x 9'7" (3.71m max x 2.92m)

A good sized master bedroom which has a uPVC double glazed window overlooking the rear garden and beyond and is also fitted with a central heating radiator.

### En suite Shower Room

Being fitted with a modern suite comprising of a walk-in shower cubicle with glass shower screen, vanity wash basin and low flush WC. There is also a central heating radiator and uPVC double glazed window to the rear elevation.

### Bedroom 2

12'4" x 11'2" max (3.76m x 3.40m max)

Situated to the front of the property, having a uPVC double glazed window and a central heating radiator.

### Bedroom 3

12'4" x 9'11" (3.76m x 3.02m)

A third bedroom of double proportions, having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

Another contemporary suite which comprises of a P-shaped bath with glass shower screen and shower above, encased low flush WC and vanity wash hand basin with useful storage cupboards. There is also a further storage cupboard, central heating radiator and a uPVC double glazed window to the side elevation.

## OUTSIDE:

To the front of the property there is a decorative concrete driveway which provides ample off road parking. The front has fenced and walled boundaries, together with wrought iron gates which leads down the side of the property to the detached garage. A further gate accesses the rear garden which is flagged and fenced for security and privacy. The vendor informs us that there is the possibility to purchase further garden land to the rear, which would provide a superb addition to the property (subject to separate negotiation).

### Garage

Accessed via 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:

C

### MORTGAGES:

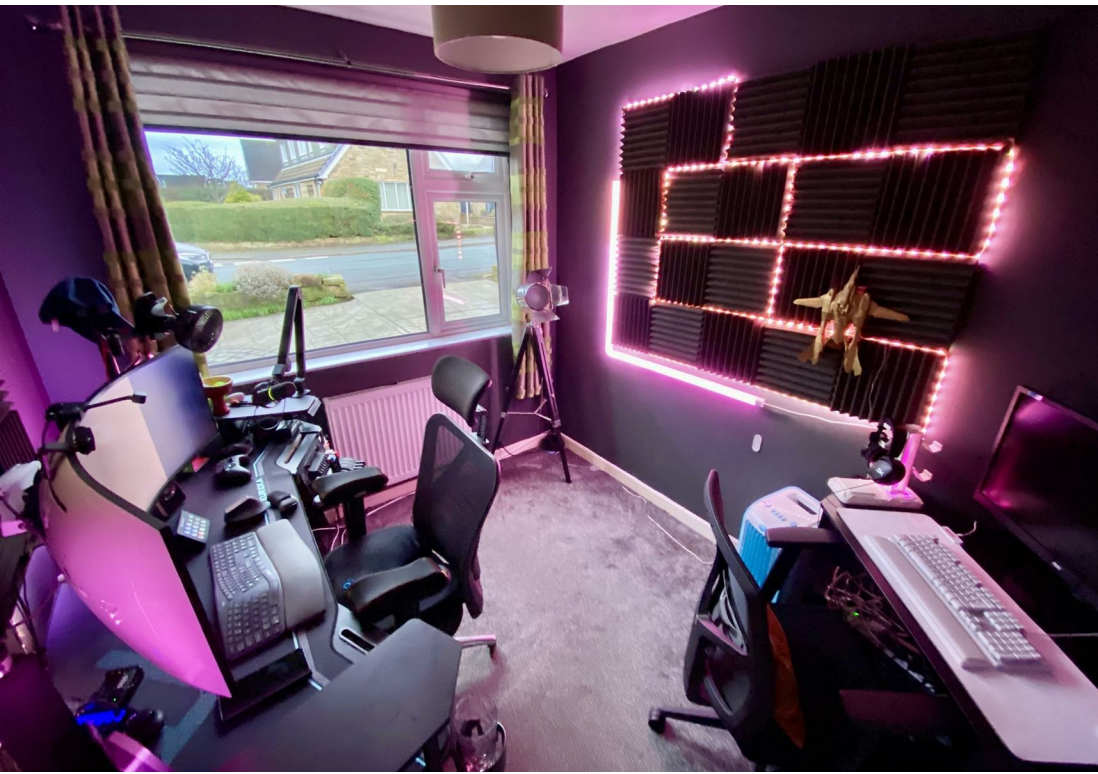
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 on 01924 495334.

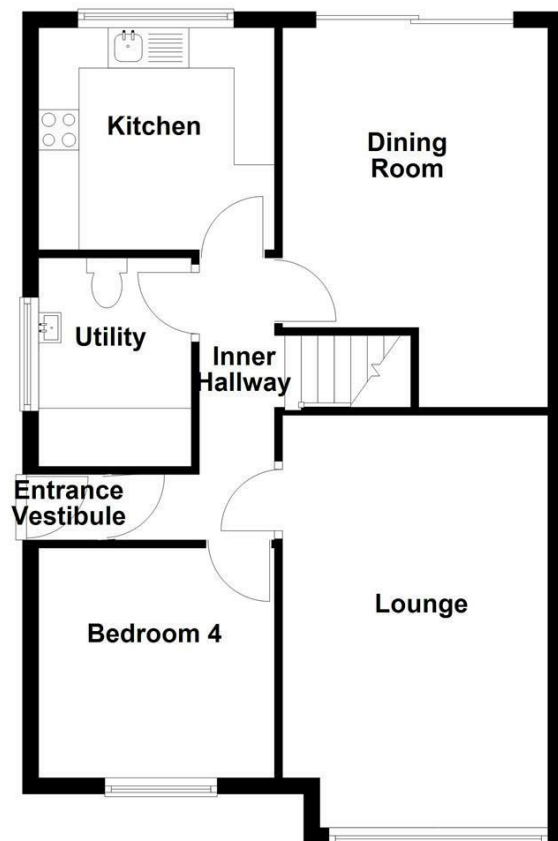




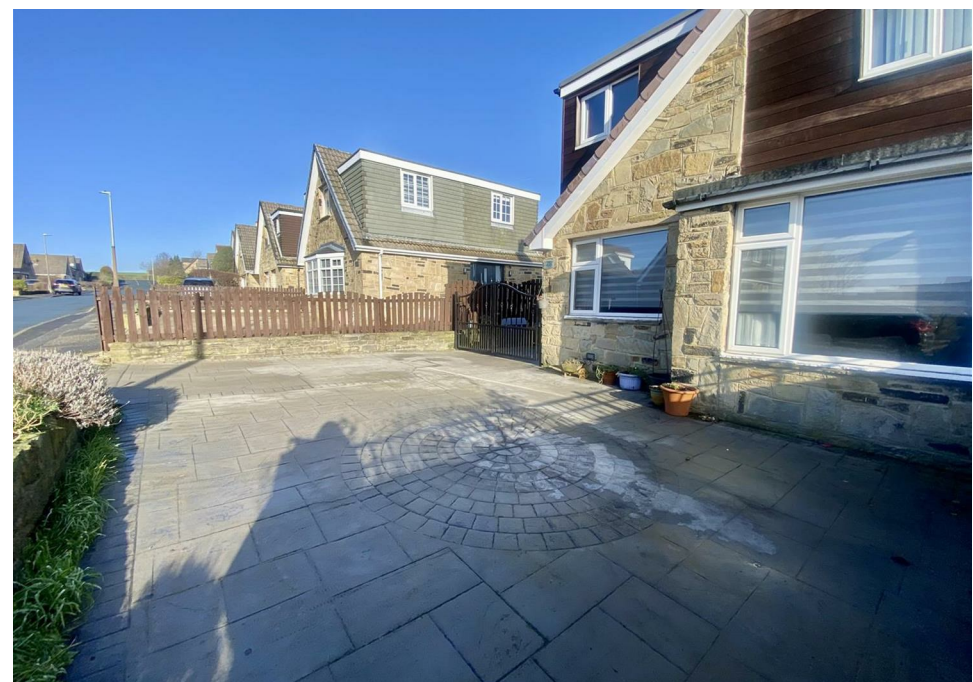
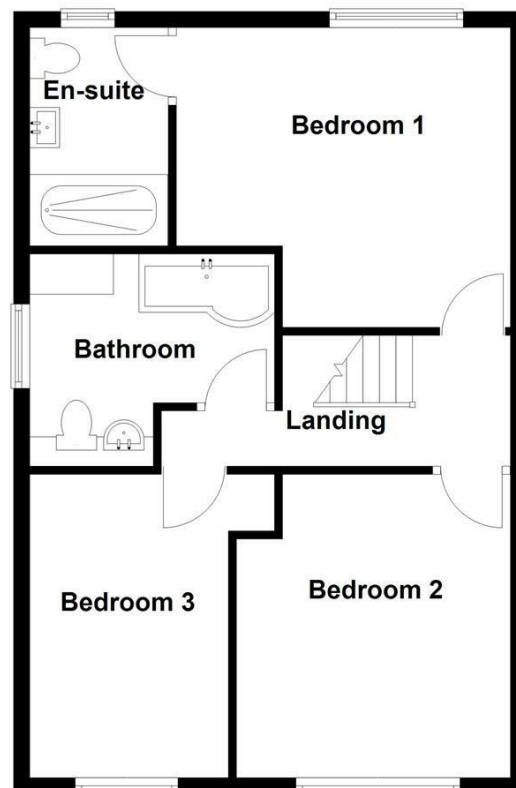




Ground Floor



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 74                      | 80        |
|                                             | EU Directive 2002/91/EC |           |

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