



93 Stocks Bank Road, Mirfield, WF14 9QB
£410,000

bramleys



This beautifully presented detached family home offers very deceptive accommodation being larger than the average 3 bed and having quality fixtures and fittings throughout. Enjoying rural views to the rear with low maintenance south facing garden and decked terrace area. There is a stunning open plan kitchen/diner/lounge area with exposed timber beams and skylight windows which flood the space with lots of natural light. This living area takes full advantage of the open aspect and provides a great space for entertaining. Also having a further separate reception room to the front of the property, entrance hall, utility and wc. At first floor there are 3 DOUBLE bedrooms and a modern four piece bathroom. Outside a driveway provides ample off road parking and to the side is a lovely garden room/office which is fully wired up, insulated and secure. This property absolutely needs to be viewed to fully appreciate!



GROUND FLOOR:

Entrance Hall

This welcoming hallway is accessed via a front entrance door, there is a side facing window and staircase rising to the first floor with useful storage below. One of these cupboards houses the recently installed central heating boiler.

Sitting Room

13'1 x 12'3 (3.99m x 3.73m)

This cosy reception room is situated to the front of the property and has a feature, living flame gas fire and a central heating radiator.

Lounge

15'4 x 12'8 (4.67m x 3.86m)

A lovely light and open plan living space which flows beautifully into the kitchen and dining area and takes full advantage of the elevated position and rural views to rear. Also having a side facing window, recessed chimney with real stone lintel and hearth and housing a large gas stove.

Dining Area

12'4 x 8'11 (3.76m x 2.72m)

Having a rear facing window and stable door to the garden. The dining area has a bespoke fitted display with lighting and storage to one wall and a central heating radiator.

Kitchen

11'2 x 12'8 (3.40m x 3.86m)

This stunning kitchen area has exposed timber beams and is flooded with natural light via the side facing windows, three skylights and fully glazed French doors. The kitchen is fitted with light grey shaker style units with solid oak worktop, 5 burner gas hob, integrated double oven and fridge freezer. An island unit has matching shaker doors and is fitted with a dishwasher, this being a slightly darker grey with beautiful solid quartz worktop. The sink is undermounted with a mixer tap and drainer grooves chased directly into the quartz. The French doors open directly to the decked terrace providing a lovely outside dining space.

Utility Room

6'1 x 4'5 (1.85m x 1.35m)

Having fitted storage cupboards, plumbing for an automatic washing machine, space for a drier and skylight window.

WC

Having a vanity wash basin, low flush wc, central heating radiator and skylight window.

FIRST FLOOR:

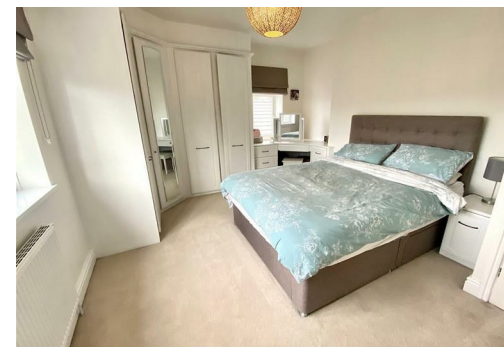
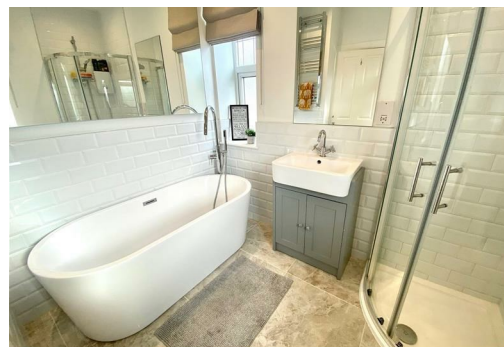
Landing

Having a side facing window.

Master Bedroom

15'4 x 11'6 (4.67m x 3.51m)

Having side and rear facing windows with far reaching views, fitted wardrobes with matching dressing table and a central heating radiator.



Bedroom 2

12'2 x 13'1 (3.71m x 3.99m)

This second bedroom has side and front facing windows, a built in cupboard and a central heating radiator.

Bedroom 3

10'7 x 8'8 (3.23m x 2.64m)

Another double room with front and rear facing windows and a central heating radiator.

Bathroom

Having front and side facing frosted windows, two large fitted mirrors, tiled walls and flooring, luxurious free standing bath with floor mounted chrome tap and shower head, vanity wash basin, low flush wc, built in corner storage unit and separate shower enclosure with glass screen. The bathroom also has a loft hatch.

OUTSIDE:

To the front and side is a tarmac driveway which provides ample off road parking. A large timber gate gives added security and leads to the low maintenance, south facing garden which has a lower lawn area laid in artificial grass, a block paved mid-terrace ideal for relaxing, and an upper decked terrace with glass and steel balustrades, perfect for al-fresco dining. There is a large garden room which measures 13'1 x 13'1. This is fully wired up and perfect as a home office away from the main building. Insulated and secure it would also make a great hobby room or children's den.

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 the Bramleys Mirfield office via Huddersfield Road, in the direction of Huddersfield. Continue for approximately three quarters of a mile and bear right onto Stocks Bank Road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D.

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.



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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

