56F Wellhouse Lane, Mirfield, WF14 0PW

£267,000

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Situated in a pleasant part of Mirfield overlooking a paddock, is this well proportioned 3 bedroom semi-detached property.

Being a much loved family home by the current vendors, the property offers sizeable accommodation by way of an entrance porch, well proportioned lounge, kitchen, separate dining room, first floor landing, 3 bedrooms and family bathroom. Other features include uPVC double glazing throughout and a central heating system. Externally there are gardens to both front and rear, off road parking and garage.

The property would make an ideal purchase for a young and growing family, situated within close proximity to well regarded schooling and amenities, with Mirfield centre only being a short distance away.

The public transport links nearby provide good access to nearby towns and cities, ideal for those looking to commute.

GROUND FLOOR:

Enter the property via a set of uPVC double glazed French doors into:-

Entrance Porch

Having a window and door which leads through to the lounge.

Lounge

19'5" x 13'0" (5.92m x 3.96m)

A well proportioned lounge which has a uPVC double glazed window to the front elevation, 2 central heating radiators and a gas fire with surround, back and hearth. A staircase provides access to the first floor and has a useful cupboard beneath. A door leads through to the kitchen.

Kitchen

11'4" x 8'1" (3.45m x 2.46m)

This well presented kitchen has a range of modern fitted base and wall units, working surfaces, glass splashbacks, composite 1.5 bowl sink with side drainer and mixer tap, integrated appliances including induction hob, electric oven, microwave and plumbing for a washing machine. There is a uPVC double glazed exterior door which leads to the side elevation, a uPVC double glazed window overlooks the rear garden and a further door accesses the dining room.

Dining Room

11'9" x 11'0" (3.58m x 3.35m)

Another good sized room which is situated to the rear of the property, having a uPVC double glazed window and a central heating radiator.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation, loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

13'6" x 11'5" (4.11m x 3.48m)

Situated to the front of the property, having fitted wardrobes and cupboards. There is a central heating radiator and a uPVC double glazed window which overlooks the front garden and paddock beyond.

Bedroom 2

12'0" x 11'5" (3.66m x 3.48m)

Situated to the rear of the property, another good sized bedroom which is fitted with a uPVC double glazed window and a central heating radiator.

Bedroom 3

8'2" x 7'7" (2.49m x 2.31m)

A third bedroom of single proportions, having a uPVC double glazed window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a bath with shower above, pedestal wash hand basin and low flush WC. There is ample natural light by way of 2 uPVC double glazed windows to both the side and rear elevations, a central heating radiator and useful built-in storage cupboard.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking and leads to the detached garage. A gate gives access to the side of the property, which houses 2 storage sheds and the path then leads furthermore to the rear garden where there is a pleasant patio seating area, well stocked garden which is also predominantly laid to lawn, with fence and walled boundaries.

Garage

With electric 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:

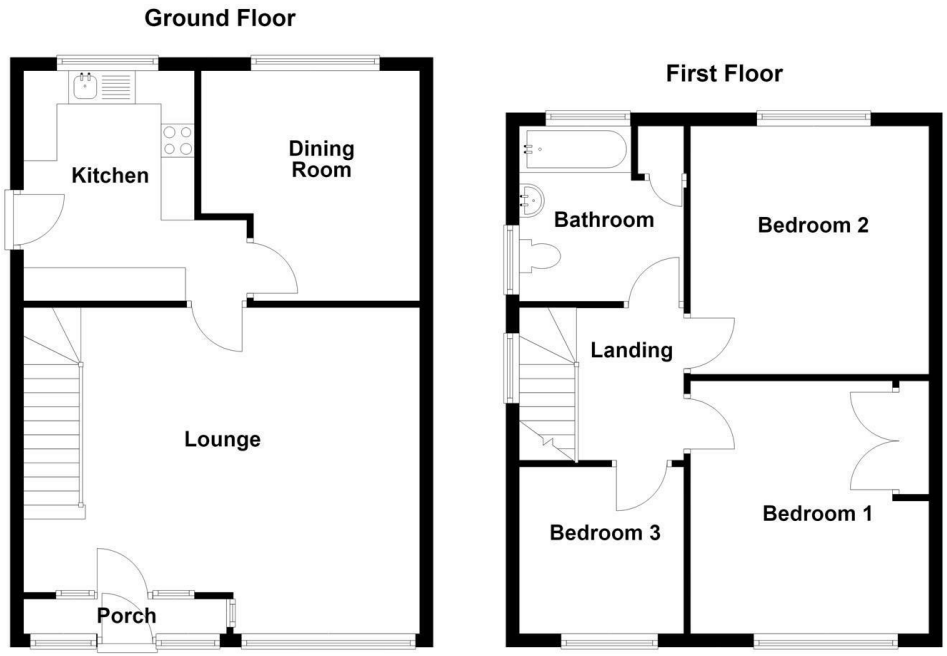
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 01484 530361.

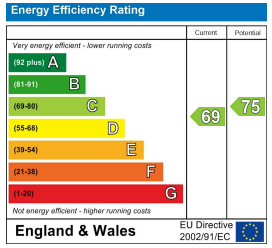


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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