



73 Priory Way, Mirfield, WF14 9EF  
£265,000

bramleys







This well maintained 3 bedroom semi-detached family home can be moved into with little or no expense having quality fixtures and fittings throughout. Enjoying a south facing garden to the rear which is decked and has a useful garden room/office together with a long driveway providing off road parking and garage. The accommodation comprises: entrance hall, wc/cloaks, lounge, kitchen diner with integrated appliances, bedroom 3 and at first floor are 2 further bedrooms and a modern 3 piece shower room. Situated in this sought after location, convenient for popular schools and amenities, an early viewing is recommended to avoid missing out!





## GROUND FLOOR:

A composite entrance door gives access to the hallway.

### Entrance Hall

Having oak doors accessing the living accommodation, a central heating radiator and a staircase rising to the first floor level.

### Lounge

16'2 x 10'9 (4.93m x 3.28m)

The lounge has a modern fireplace surround with living flame gas fire, a central heating radiator and a large uPVC double glazed window.

### Dining Kitchen

19'7 max x 15'6 max (5.97m max x 4.72m max)

This lovely light, open kitchen has ample space for a dining table and sofa. It has tiled flooring, uPVC double glazed window and French doors which open out onto a decked seating area. The kitchen comprises wall and base units with working surfaces over and breakfast bar, sink unit and side drainer, integrated 5 ring gas hob and appliances include Bosch eye level double oven, integrated dishwasher and washing machine, central heating radiator and there is space for an American style fridge freezer.

### WC/Cloaks Storage

This useful room provides storage for coats and shoes and has a 2 piece suite comprising wc and vanity sink unit with built in storage. The walls are tiled, there is a chrome ladder style radiator and a uPVC double glazed window.

### Bedroom 3

8'2 x 9'1 (2.49m x 2.77m)

This comfortable single or small double room is currently used as an office and has a central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

Having an access hatch to the loft.

### Bedroom 1

12'2 x 9'8 (3.71m x 2.95m)

This double room is situated to the rear of the property enjoying south facing distant views over the rooftops. There are fitted wardrobes, a central heating radiator, uPVC double glazed window and access to a large eaves storage cupboard which houses the central heating boiler.



Bedroom 2

9'2 x 11'4 (2.79m x 3.45m)

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

OUTSIDE:

To the front is a lawned garden with raised flower bed. A driveway to the side provides off road parking and leads to a detached garage which has internal power. The gated rear garden has timber decking and a hot tub (available under separate negotiation). An ideal space for entertaining and sitting out in the Summer months. Artificial grassed sections lead to the bottom of the garden where the garden room/office is located. This has internal power and lighting and uPVC French doors. There is an external water tap and power sockets.

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 Mirfield office via Huddersfield Road in the direction of Huddersfield. Continue along this road and bear right onto Stocks Bank Road. Travel for ½ mile turning left onto Priory Way, continue up this road and the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

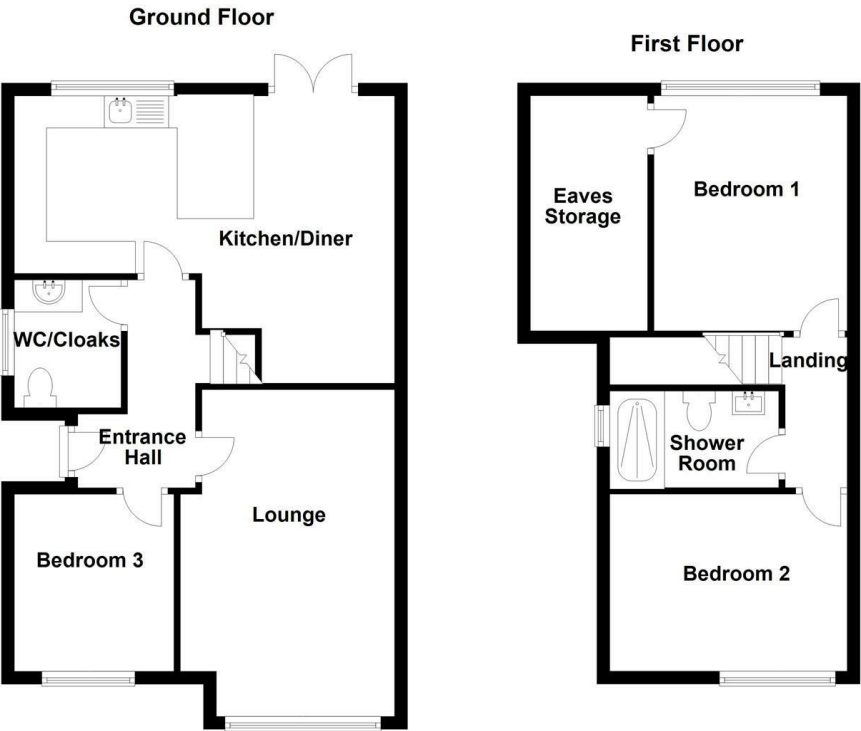
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MORTGAGES:

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:

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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

