



7 Huddleston Court, Mirfield, WF14 8BD
Offers Over £325,000

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This superbly presented 4 bedroom, extended semi-detached property is situated on a pleasant cul-de-sac within walking distance to Mirfield town centre, which has a range of amenities including shops, cafes, public transport links, and railway station.

Offering modern, well presented interior throughout and having new windows to the first floor, the property has accommodation briefly comprising:- entrance hall, cloakroom/WC, lounge, dining kitchen, playroom/dining room, 4 bedrooms, bathroom and en suite shower room.

Externally there is off road parking, a garage and gardens to both front and rear.

An early internal viewing is highly recommended to appreciate the size and position this property has to offer.



GROUND FLOOR:

A timber and glazed door gives access to the entrance hall.

Entrance Hall

Having a staircase rising to the first floor, door accessing the ground floor/WC and further door accessing the lounge. There is also a central heating radiator.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is also a central heating radiator and a uPVC double glazed window to the front elevation.

Lounge

15'2" x 11'8" (4.62m x 3.56m)

With ample natural light by of a uPVC double glazed bay window to the front elevation. The main focal point of the room is a contemporary storage unit, which incorporates a concealed understairs storage cupboard. There is also a central heating radiator and a door which leads through to the dining kitchen.

Dining Kitchen

15'2" x 9'5" (4.62m x 2.87m)

Being less than a year old, this modern dining kitchen has a range of matching wall and base units with Quartz

work surfaces and upstands. Inset into which is a ceramic 1.5 bowl sink unit with side drainer and instant hot water tap, integrated 4 ring hob with extractor fan above and electric oven, integrated dishwasher and washing machine. A cupboard houses the central heating boiler, there is wood effect flooring, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors accessing the rear garden. A further door leads into the dining room/play room.

Dining Room/Play Room

14'9" x 8'7" (4.50m x 2.62m)

A fantastic addition to the existing accommodation, which provides flexibility to be utilised in a number of ways. Currently utilised as a play room, there is a central heating radiator and uPVC double glazed French doors which lead out on to the rear garden.

FIRST FLOOR:

Landing

Having easy access to the loft with ladders.

Master Bedroom

16'0" x 8'5" (4.88m x 2.57m)

Having 2 uPVC double glazed windows to both the rear and side elevation, fitted wardrobes, a central heating radiator and a door which accesses the ensuite.



En suite Shower Room

Being fully tiled and fitted with a 3 piece suite comprising of a larger than average shower cubicle with plumbed shower, wash hand basin and low flush WC. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

14'0" x 8'7" (4.27m x 2.62m)

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

Bedroom 3

10'9" x 7'11" (3.28m x 2.41m)

A third bedroom of double proportions, having a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Bedroom 4

7'6" x 6'1" (2.29m x 1.85m)

Currently utilised as a study, this room is fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

A contemporary bathroom which is fitted with a 3 piece suite comprising of a vanity wash hand basin, low flush WC and P-shaped bath with glass shower screen and shower above. There is tiling to the walls, ladder style radiator, uPVC double glazed window to the front elevation and a door which accesses a useful bulkhead storage cupboard.

OUTSIDE:

To the front of the property there is a small lawned garden, with mature plants, tarmacadam driveway to the side with gravelled area which provides off road parking for several vehicles. A pathway down the side of the property gives access to a space which houses a timber garden shed. A gate to the side of the property leads to the rear enclosed garden, which is private and has a patio seating area. The garden is predominantly laid to lawn, with mature planted borders and is fenced for privacy.

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.

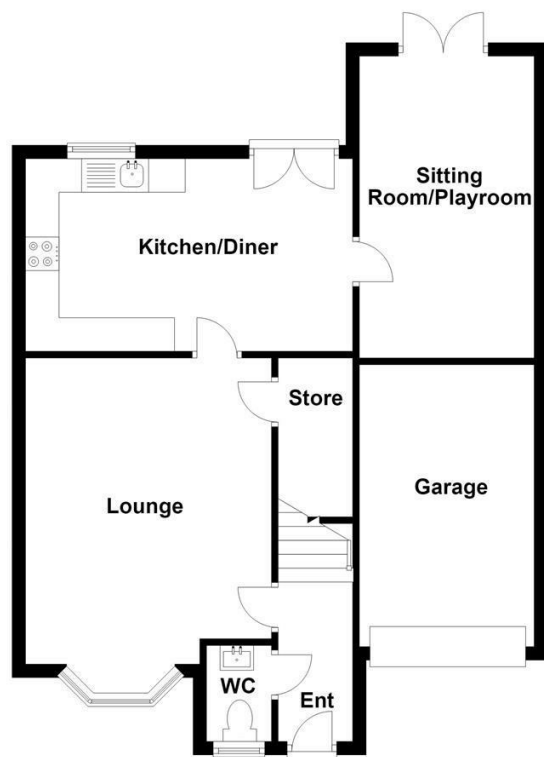
VIEWINGS:

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





Ground Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	74	85
	EU Directive 2002/91/EC	

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