



5 Norman Road, Mirfield, WF14 9SR
£269,950

bramleys

Bramleys are delighted to offer to the market with no vendor chain this 4 bedroom semi detached dormer bungalow. Having undergone a recent program of decoration to include new carpets throughout and and a newly installed wet room within recent months, this property could be occupied with the minimum of expense. Features include uPVC double glazing and gas fired Hive thermostat central heating system with a layout comprising: Entrance hall, lounge, kitchen, 2 ground floor bedrooms, wet room and 2 first floor bedrooms. Externally there is off road parking for a number of cars, a detached garage and well kept gardens to front an rear. This property is handily placed for the public transport network and access to Mirfield town centre. An internal viewing is highly recommended.





GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance hallway.

Entrance Hallway

Giving access to all of the ground floor accommodation. There is a useful storage cupboard and loft access point,

Kitchen

11'6 x 9'7 (3.51m x 2.92m)

This light kitchen has ample natural light from the newly installed uPVC double glazed French doors which access the rear of the property and a uPVC double glazed window to the side of the property. The kitchen is fitted with a range of matching base and wall units with laminated working surfaces inset into which is a stainless steel sink unit with side drainer and mixer tap. There is space for a freestanding cooker, plumbing for an automatic washing machine and a wall mounted boiler. Having ceiling spotlights, a central heating radiator and newly installed wood effect laminate flooring.



Lounge

18'1 x 10'9 (5.51m x 3.28m)

This superbly sized reception room has ample natural light from the uPVC double glazed window which overlooks the front garden. The main focal point of the room is a living flame gas fire set within a decorative surround with back and hearth and there is a central heating radiator. A staircase rises to the first floor.

Bedroom 1

12'1" x 11'1" (3.68m x 3.38m)

A well proportioned master bedroom situated to the rear of the property having a range of fitted furniture, a central heating radiator and a uPVC double glazed window overlooking the rear garden,





Bedroom 2

10'9" x 7'4" (3.28m x 2.24m)

A second bedroom of double proportions situated to the front of the property having a uPVC double glazed window and a central heating radiator.

Wet Room

Having been recently fitted this contemporary wet room has a walk in shower with built in seat and glass shower screen, wall mounted vanity sink and a low flush W.C. There is aqua panelling, wall mounted ladder radiator and a uPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

Having doors accessing the first floor bedrooms.

Bedroom 3

12'4 x 10'3 (3.76m x 3.12m)

A well proportioned 3rd bedroom with fitted furniture, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 4

11'5 x 9'7 (3.48m x 2.92m)

A fourth bedroom of double proportions, situated to the front of the property having fitted robes, a central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property there is a lawned garden with mature planted borders, to the side of the property is a tarmacadam drive which allows parking for a number of vehicles and leads to the detached garage which has an up and over door power and light. To the rear of the property is a

newly installed ramp with wrought iron hand rails which gives great access into the rear of the property if required, the rear garden is lawned with mature planted borders. 'The property comes fitted with CCTV.

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:

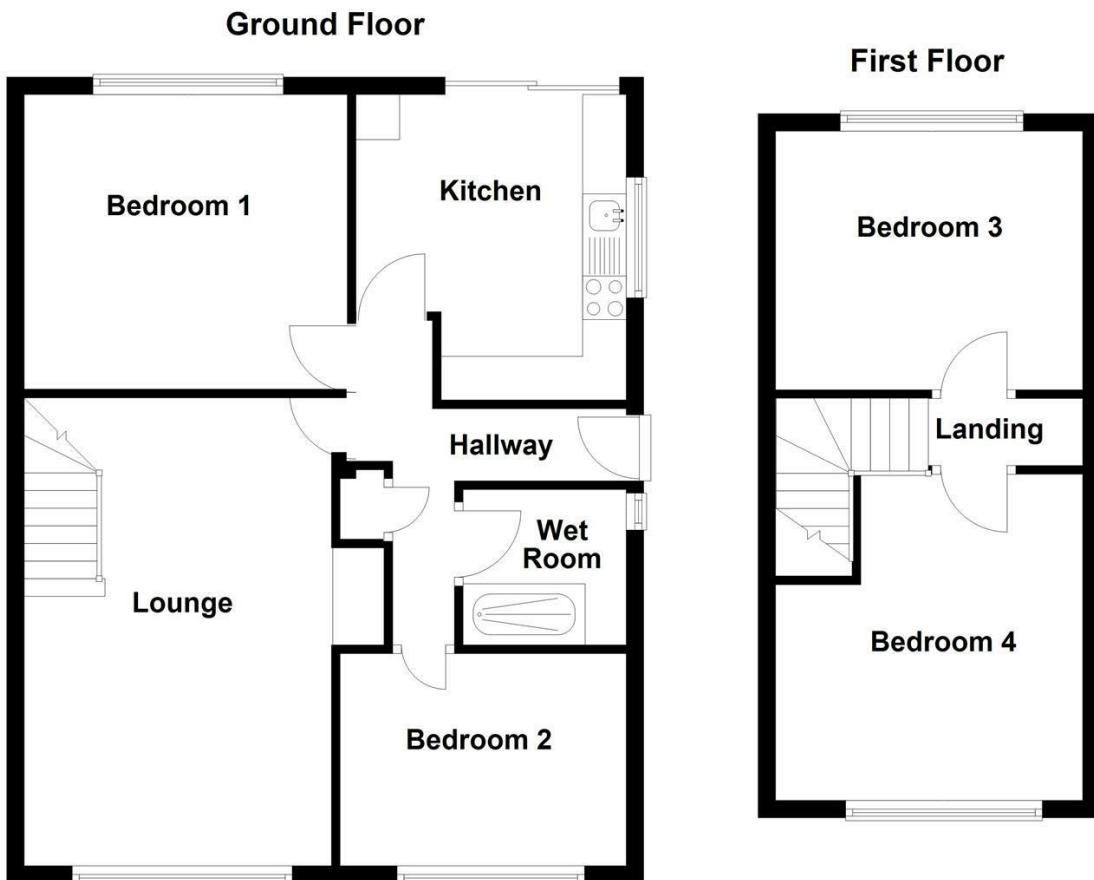
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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