40 Wilson Avenue, Mirfield, WF14 9AT

Reduced To £229,500

bramleys

** REDUCED FOR A QUICK SALE **

Bramleys are delighted to welcome to the market this 3 double bedroom, end townhouse which has been upgraded to a high standard by the current vendors to include a new roof, facias, soffits and guttering. uPVC double glazing and doors, conservatory/sun room and a layout which comprises of:- entrance vestibule, lounge, ground floor bathroom, kitchen, spacious conservatory, first floor landing and 3 bedrooms.

Externally there is off road parking to the front of the property and to the rear there is a private mature garden with seating areas.

The property is handily placed for Mirfield town centre and all the amenities afforded there, including public transport links to neighbouring towns and cities, together with direct links to London via Mirfield railway station. With the M62 a short drive away, as well as good local schools within walking distance.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer and the ability to occupy the property with minimum of expense.

NO CHAIN

GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Vestibule

Having a staircase rising to the first floor, uPVC double glazed window to the side elevation and door accessing the lounge.

Lounge

15'0" max x 13'2" (4.57m max x 4.01m)

This well proportioned reception room has a feature electric fireplace, central heating radiator, access to a useful understairs storage cupboard which has a uPVC double glazed window to the side and plumbing for a washing machine. The lounge is also fitted with a uPVC double glazed window to the front elevation and a timber and glazed door gives access to the rear hallway.

Rear Hallway

With doors accessing the bathroom, conservatory and kitchen.

Kitchen

9'9" x 8'11" max (2.97m x 2.72m max)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset stainless steel 1.5 bowl sink unit with side drainer and mixer tap, integrated 4 ring gas hob with stainless steel extractor fan over, electric oven, space and plumbing for a dishwasher, and a cupboard houses the central heating boiler. There is a radiator and uPVC double glazed window which overlooks the conservatory.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above, pedestal wash hand basin and low flush WC. There are 2 uPVC double glazed windows to the side elevation and a central heating radiator.

Conservatory

9'5" x 9'5" (2.87m x 2.87m)

With uPVC double glazing to all elevations and uPVC double glazed French doors which access the two tiered garden. There is also a wall mounted electric heater.

FIRST FLOOR:

Landing

With a loft access point, central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom 1

12'1" max x 12'1" (3.68m max x 3.68m)

A good sized master bedroom which is situated to the front of the property, having a uPVC double glazed window, central heating radiator and a door which accesses a useful built-in wardrobe which provides ample hanging and storage space. There is also a further storage cupboard.

Bedroom 2

13'6" x 12'1" (4.11m x 3.68m)

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

Bedroom 3

10'3" x 8'0" (3.12m x 2.44m)

A third bedroom of double proportions, which is also situated to the rear. Having a uPVC double glazed window and a central heating radiator. This bedroom was previously used as the bathroom, the previous plumbing connections are concealed, but could be brought back into use, should the discerning buyer wish to put the bathroom back in.

OUTSIDE:

To the front of the property, there is a pebbled driveway which provides parking for a number of vehicles. A tarmac pathway leads to the side of the property and gated access which leads to the rear. The rear garden is predominantly laid to lawn with mature planted borders, trees and gives access to a good sized storage shed. An archway leads to a 'secret' garden, which is paved, has a pagoda and is ideal for entertaining in the summer months. Beyond this area there is a further garden area which houses the greenhouse. There is also exterior lighting and water tap.

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 Mirfield via Huddersfield Road, in the direction of Huddersfield. Proceed through two sets of traffic lights and turn right into Doctor Lane. Turn left into Nettleton Road, taking the third left onto Wilson Avenue, where this property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

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.

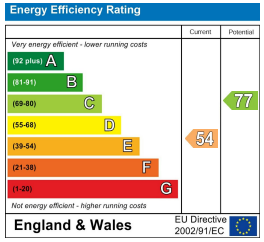
ONLINE CONVEYANCING SERVICES:

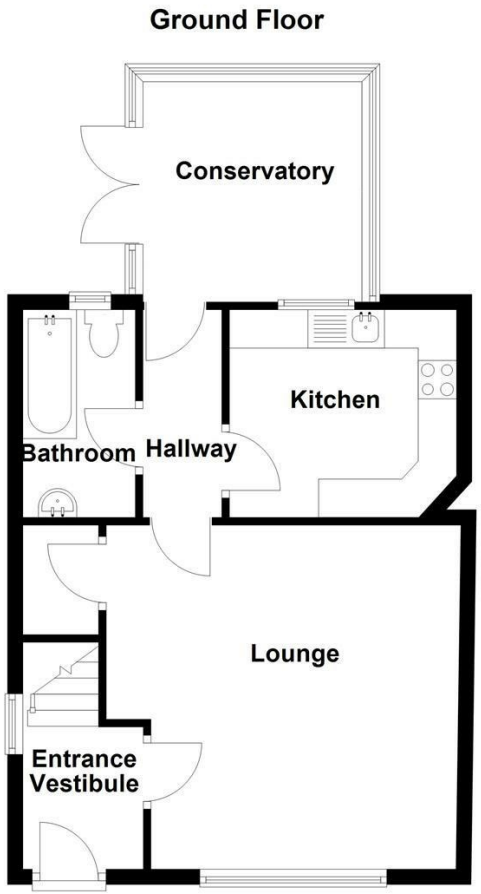
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

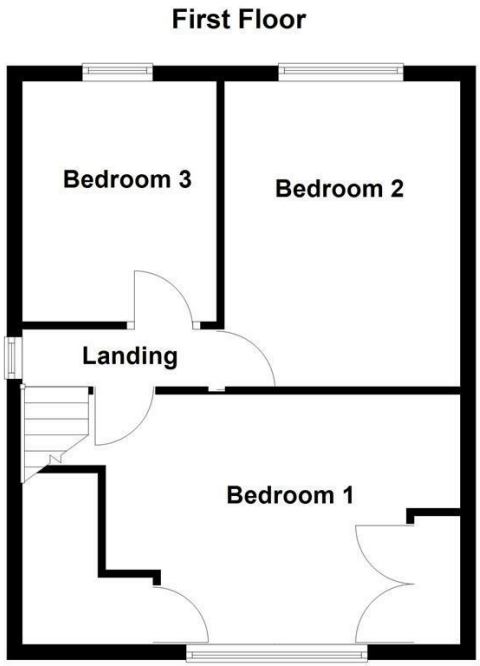
VIEWINGS:

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

LOVE







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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