



42 Sunny Bank Road, Mirfield, WF14 0NL
£225,000

bramleys

NO UPPER CHAIN

Offered for sale with no upper chain, is this 3 bedroom semi-detached family home which requires a programme of modernisation and upgrading works throughout. Features include uPVC double glazing and electric storage heaters, with a layout comprising: entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms, shower room and separate WC.

Externally there is a driveway which leads to a detached garage, together with garden areas to both front and rear. The property is handily placed for amenities, including public transport links, schooling and excellent links to the motorway network.

An internal viewing is highly recommended to realise the potential this home has to offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a uPVC double glazed exterior door into:-

Entrance Hall

Having a staircase rising to the first floor, storage heater and doors accessing the kitchen, dining room and lounge.

Lounge

11'9" x 11'4" (3.58m x 3.45m)

Situated to the front of the property, having a feature electric fire set to a decorative tiled fireplace, electric storage heater and a uPVC bay window to the front elevation.

Dining Room

12'4" x 11'9" (3.76m x 3.58m)

Situated to the rear of the property, having a uPVC double glazed window overlooking the rear garden, an electric

storage heater and an electric fire set to a decorative tiled fireplace.

Kitchen

9'9" x 8'8" (2.97m x 2.64m)

Fitted with a range of wall and base units with laminated working surfaces and tiled splashbacks. There is a stainless steel sink with side drainer and mixer tap, electric cooker point, storage radiator, space and plumbing for a washing machine and a uPVC double glazed window to the side elevation. There is also a pantry storage cupboard and uPVC double glazed exterior door which accesses the driveway.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation and doors accessing all the first floor accommodation.

Bedroom 1

14'4" x 9'0" (4.37m x 2.74m)

With a range of fitted wardrobes to one wall. There is also a uPVC double glazed bay window overlooking the front of the property and an electric storage heater.

Bedroom 2

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

A second bedroom of double proportions, having a uPVC double glazed window to the rear elevation, fitted wardrobes and an electric storage heater.

Bedroom 3

7'5" x 6'9" (2.26m x 2.06m)

With a built-in cabin bed, electric storage heater, uPVC double glazed window and a loft access point.



Separate WC

Being part tiled, having a uPVC double glazed window and a low flush WC.

Shower Room

Furnished with a 2 piece suite comprising of a walk-in shower cubicle with glass shower screen, pedestal wash hand basin and a uPVC double glazed window to the rear elevation. There is also an electric storage heater.

OUTSIDE:

To the front of the property there is a walled, lawned garden with mature planted borders. A set of wrought iron gates provide access to the tarmac driveway which provides off road parking for a number of vehicles. The driveway has mature planted hedgerow boundaries and leads to the detached single garage. To the rear of the property there is a generous lawned garden, with mature borders. The rear garden is fenced for security and privacy, with a seating area, storage shed, compost area and greenhouse.

Garage

With an up and over door, power/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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Dewsbury, turning left into Knowl

Road. Continue along Knowl Road into Water Royd Lane and furthermore into Old Bank Road. At the T-junction with the Co-op, turn left into Sunny Bank Road, 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.

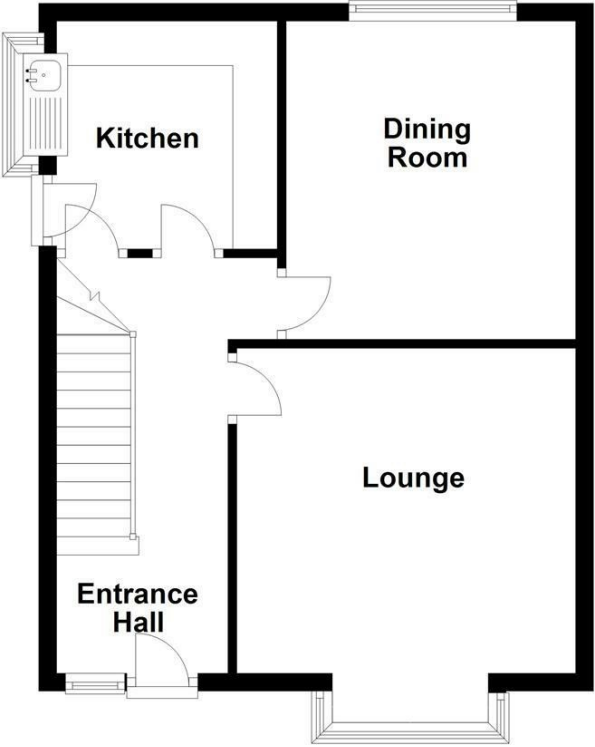
VIEWINGS:

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

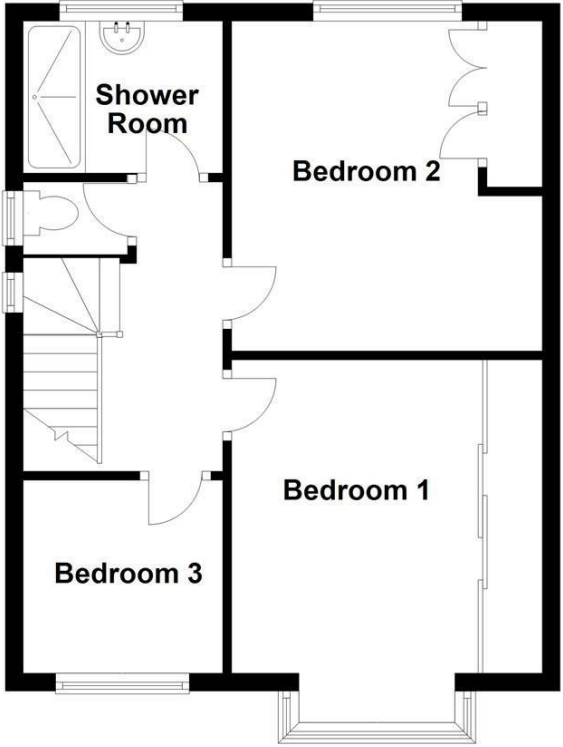




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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