



1 Primrose Lane, Mirfield, WF14 0DN  
Offers Over £230,000

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This well presented 2 bedroomed end of terrace property is situated in a semi-rural position on the outskirts of Mirfield. Having accommodation well worthy of an internal inspection which comprises in brief of a spacious lounge, a modern kitchen with a wealth of integrated appliances, first floor landing, 2 bedrooms, the master bedroom having fitted wardrobes, drawers and dressing table and a contemporary bathroom with a 4 piece white suite. Externally, the property has off road parking and low maintenance garden areas to both the front and rear. The property has the benefit of uPVC double glazing and a gas fired central heating system. Being a short distance from the local amenities within Mirfield, well regarded schooling and major road and rail links.

Energy Rating: D





## GROUND FLOOR:

Enter the property via an external door into:-

### Lounge

17'1" x 16'10" (5.23 x 5.14)

Which has 2 side windows and a central heating radiator. The spacious lounge has a feature fireplace to one wall with hearth and an open plan staircase leading to the first floor.

### Kitchen

15'0" x 7'8" (4.59 x 2.35)

This impressive modern kitchen is fitted with a good range of high gloss wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Numerous appliances are integrated including a 5 ring hob with extractor over, an oven with microwave above, a fridge freezer, a dishwasher and a wine cooler. A window overlooks the rear garden and there are built-in cupboards with space and plumbing for a washing machine. An external door leads out onto the rear garden.

## FIRST FLOOR:

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

13'11" x 13'5" max. measurements exc robes (4.25 x 4.10 max. measurements exc robes)

Located to the front of the property is this good sized bedroom which has fitted wardrobes, dressing table and drawers and a bulkhead storage cupboard. There are 2 uPVC double glazed windows and a central heating radiator

### Bedroom 2

11'4" x 6'5" max. measurements (3.46 x 1.98 max. measurements)

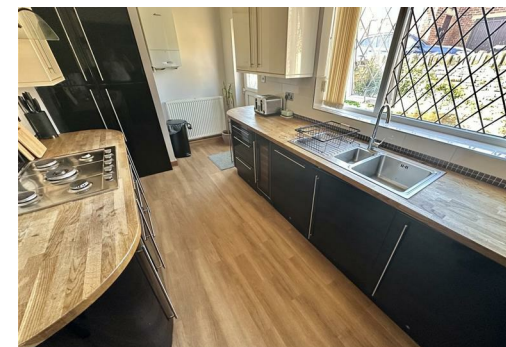
Overlooking the rear and having a uPVC double glazed window and a central heating radiator.

### Bathroom

This contemporary bathroom is furnished with a 4 piece white suite incorporating a low flush WC, separate shower cubicle, a bath and a hand wash basin. There is a uPVC double glazed window and a towel rail

### Outside

To the front of the property is a raised low maintenance seating area with parking in front. There is access to the side of the property which leads to the rear where there is a low maintenance paved garden area.



**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 on Huddersfield Road (A644) and eventually take a left turn onto Church Lane which then becomes Dunbottle Lane. At the junction with The Dusty Miller pub on the left, take the right turn onto Flash Lane which the becomes Shillbank Lane. Take a left onto Northorpe Lane and then an immediate left onto Crossley Lane. Turn right heading down on Primrose Lane where the property can be found.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

Band A

**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:-

Mirfield Properties: 01924 495334



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

