

8 Far Common Road, Mirfield, WF14 0DQ

£720,000

bramleys

Bramleys are pleased to welcome to the market an exceptional 5 bedroom, 3 bathroom characterful detached family home which provides spacious accommodation across 3 floors.

Positioned within the borders of both Hartshead village and Roberttown, the property is surrounded by beautiful and picturesque farmland and enjoys far reaching views to the front.

Originally comprising of two properties, this superb family home has been seamlessly merged to provide spacious and versatile accommodation which would ideally suit those with a growing family. This beautifully renovated residence blends character features with high spec, contemporary living such as beamed ceilings, feature fireplaces and stylish finishes throughout. At the heart of the home, there is a stunning bespoke family/dining kitchen with central island, quartz worktops, Range cooker, Brazilian slate flooring and a striking double sided, multi-fuel stove which is complemented by a unique spiral staircase and doors which open into a private rear garden.

Additional highlights include a vaulted cellar conversion which is ideal for entertaining, a tranquil living room with floor to ceiling window, utility/wc on the ground floor and to the first floor there are 5 generous double bedrooms, including spacious master suite with en suite shower room, luxury bathrooms with wet room finishes and copper roll top bath. Externally access is gained via electric gates, which lead to the spacious driveway and garage providing ample off road parking. Together with a private rear garden which is low maintenance and provides an ideal place for al-fresco dining or relaxation during the warmer months. Enjoying a semi-rural feel, this property has good access to countryside walks, well regarded country pubs, whilst also being located within easy reach of all the amenities in Mirfield town centre, local schools and the M62 motorway network which provides excellent commuter links to the nearby towns and cities.













GROUND FLOOR:

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

Entrance Vestibule

Having a door which accesses the utility room/WC and a further door accesses the family/dining kitchen.

Utility/WC

9'1" x 5'1" (2.77m x 1.55m)

With space and plumbing for a washing machine and space for a tumble dryer with working surface above. To the WC area there is a 2 piece suite comprising of a sink and low flush WC., together with a uPVC double glazed window to the rear elevation, central heating radiator and fitted cupboards.

Family/Dining Kitchen

38'9" x 16'2" (11.81m x 4.93m)

This superb open plan room is divided by a double sided chimney breast which houses the multi-fuel stove which has access at both sides. There is a Brazilian slate floor, feature spiral staircase which leads to the first floor, space for dining furniture, 2 central heating radiators and uPVC double glazed sliding doors which provide access to the rear garden. To the kitchen area there is a bespoke kitchen, with matching wall and base units, quartz work surfaces, slate tiled splashbacks, freestanding Range cooker with extractor above, integrated microwave oven, fridge, freezer, wine cooler and dishwasher. A central island provides seating for four people and the undermount sink is fitted with a mixer tap. There are also exposed ceiling beams, ceiling spotlights, a central heating radiator, two uPVC glazed windows, a door leads to the cellar and a further timber and glazed door leads to the inner hallway.

Inner Hallway

With a door accessing a further entrance vestibule and a staircase which rises to the first floor.

Entrance Vestibule

Having a uPVC double glazed exterior door which accesses the front of the property. A door leads to the lounge.

Lounge

17'9" x 16'3" (5.41m x 4.95m)

A second reception room of generous proportions. Situated to the front of the property, this room is fitted with 2 uPVC double glazed windows and a further feature floor to ceiling uPVC double glazed window. There are also exposed ceiling beams, timber flooring, 2 central heating radiators and feature brick built fireplace with space for a multi-fuel stove.

LOWER GROUND FLOOR:

Cellar

19'0" x 12'2" (5.79m x 3.71m)

Providing a versatile space, this room has been converted by the current owners and is currently utilised as a bar/games/office room. There are wall mounted heaters and wood effect laminate flooring.

FIRST FLOOR:

Landing

With doors accessing the master bedroom, bathroom, office/playroom and bedroom 2.

Master Bedroom

16'5" x 15'2" (5.00m x 4.62m)

A superbly sized master suite which has uPVC double glazed windows to both the front and rear elevations, which take full advantage of the views at both sides. There are 2 central heating radiators, 2 built-in wardrobes which provide ample hanging and storage space, together with a door which accesses the en suite.

En Suite Shower Room

Being fully tiled and furnished with a 3 piece suite comprising of a walk-in shower with glass shower screen, wall mounted vanity sink unit and low flush WC. There is also a uPVC double glazed window to the rear elevation and a ladder style radiator.

Bedroom 2

12'6" x 10'0" (3.81m x 3.05m)

Situated to the rear of the property, having a central heating radiator, useful built-in wardrobes, cupboard and a uPVC double glazed window to the rear elevation which provides views over the garden and fields beyond.

Bathroom

This luxury fully tiled bathroom is fitted with a 4 piece suite comprising of a walk-in shower cubicle with glass shower screen and decorative tiles, high flush WC, wall mounted vanity wash hand basin and feature copper, roll top bath. There is also a central heating radiator and uPVC double glazed window to the side elevation.

Office/Bedroom 3

18'0" max x 11'7" max (5.49m max x 3.53m max)

Currently utilised as an office space, but could be a bedroom or playroom. With 2 uPVC double glazed windows, central heating radiator and doorway accessing a further landing.

Landing

With doors accessing bedrooms 4 and 5, a wet room and the second staircase which leads to the ground floor.

Bedroom 4

12'9" x 9'4" (3.89m x 2.84m)

A fourth bedroom of double proportions, with a feature fireplace, central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom 5

12'3" x 8'1" (3.73m x 2.46m)

Another bedroom of double proportions, fitted with a uPVC double glazed window to the front elevation which provides far reaching views and also having a central heating radiator.

Wet Room

Furnished with a 3 piece suite comprising of a vanity wash hand basin, low flush WC and a walk-in shower which is fully tiled. There is also a central heating radiator and uPVC double glazed window to the side elevation.

OUTSIDE:

Electric wrought iron gates give access to the driveway which provides ample parking and in turn leads to the garage. There are also mature planters located at the sides of the parking area. A pathway leads down the side of the property to the rear, where there is a tiered garden which comprises of a paved patio seating area, lawned garden, mature planted borders and shrubbery. The rear garden provides an ideal space for relaxation and al-fresco dining during the warmer months.

Garage

With an up and over door, power and 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.

TENURE:

Freehold

COUNCIL TAX BAND:

6/8 Far Common Road - Band F

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.














You are BRAVER than you think
STRONGER than you look
TALENTED than you know
and twice as Brilliant as the brightest star!

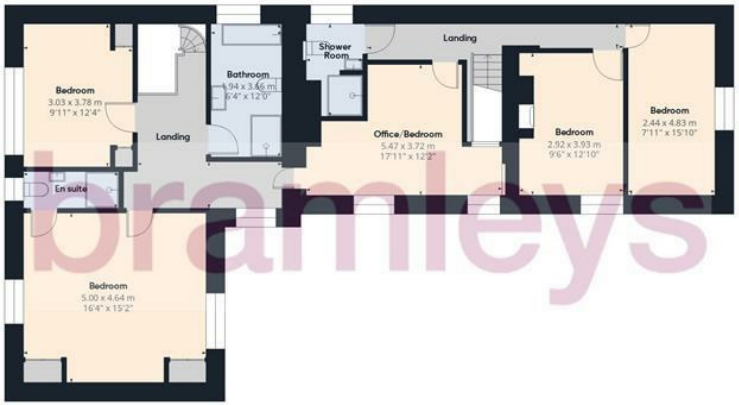




Floor -1

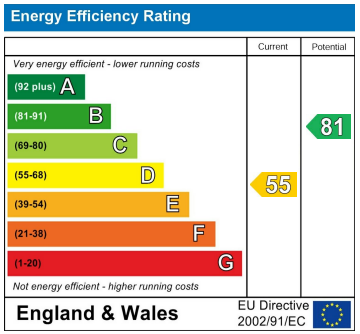


Floor 0





Floor 1



Approximate total area(1)

226.9 m²

2442 ft²

Reduced headroom

7.4 m²

80 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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