

37 Jackroyd Lane, Mirfield, WF14 8HY

£210,000

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This superbly refurbished 1 bedroom cottage has been renovated by the current owner and has an enviable view over farmland to the front. This property has a unique bedroom space with mezzanine level and could offer a variety of different uses. Further accommodation includes entrance vestibule, lounge, kitchen and bathroom.

Externally another stand out feature of the property, is the generous rear garden which has been divided into separate garden areas.

Ideally situated for access to Mirfield town centre, as well as public transport links including rail access to nearby towns and cities, as well as a direct link to London.

Forming an ideal purchase for the first time buyer or professional couple alike, an internal viewing is highly recommended to fully appreciate the accommodation on offer, position and further potential provided.



GROUND FLOOR:

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

Entrance Vestibule

Having a window to the front elevation and a door accessing the lounge.

Lounge

17'0" x 12'9" (5.18m x 3.89m)

A well proportioned lounge with beams to the ceiling, central heating radiator and an Inglenook fireplace with wood burner. There are timber doors which access the cellar stairs and staircase to the first floor. A uPVC double glazed window overlooks the front elevation.

Kitchen

13'7" x 10'0" (4.14m x 3.05m)

This modern kitchen has a range of fitted wall and base units, with working surfaces and tiled splashbacks. There is an inset 4 ring gas hob with extractor fan above and electric oven beneath, there is also a space for a washing machine, central heating radiator, and an inset 1.5 bowl sink unit with side drainer and mixer tap. A uPVC double glazed window overlooks the rear elevation and a timber and glazed exterior door provides access to the rear garden.

LOWER GROUND FLOOR:

Cellar

With power and light.

FIRST FLOOR:

Landing

With a useful storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom

12'8" x 10'2" (3.86m x 3.10m)

A good sized double bedroom which is open to the eaves and is fitted with a central heating radiator and uPVC double glazed window to the front elevation. A staircase rises to the mezzanine level.

Mezzanine

Fitted with timber balustrade, useful undereaves storage and a wine cooler. This space could offer a variety of different uses such as an occasional bedroom, snug/seating area or dressing area. Far reaching views can be appreciated from this area.





Bathroom

Fitted with a 3 piece suite comprising of a P-shaped bath with glass shower screen and shower above, vanity wash hand basin with useful storage cupboard and a low flush WC. There is also a built-in storage cupboard, ladder style radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

The front of the property is street lined and there is on street parking. To the rear of the property there is a generous garden which has been split into various areas which comprise paved seating area with storage cupboard, steps lead down to a further section of lawned garden which also has a garden shed. There is a further area of garden, all of which is walled and fenced for privacy and security.

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:

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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 01484 530361.







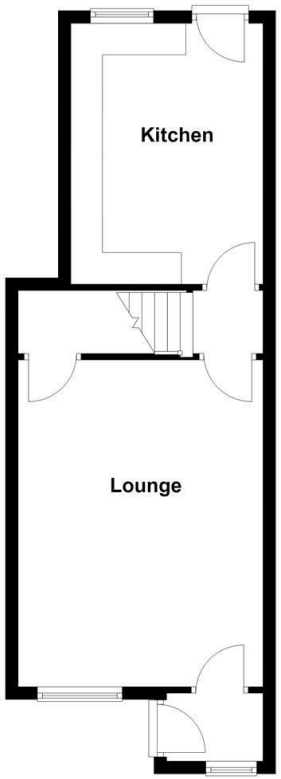




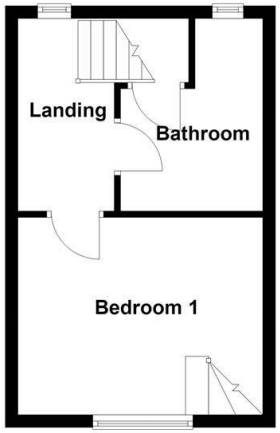




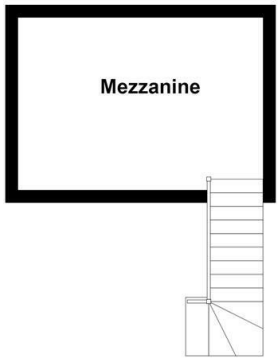
Ground Floor

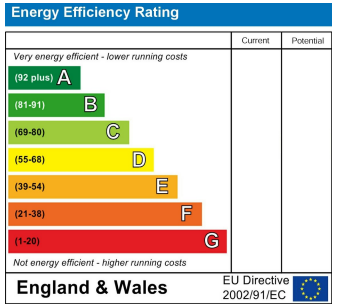


First Floor



Second Floor









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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