



3 Savile Place, Mirfield, WF14 0AL

£255,000

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Situated in a quiet backwater lane, off Old Bank Road is this superb, individually designed 3 double bedroom detached property. Immaculately presented throughout, with features such as gas underfloor heating downstairs, oak internal doors, gas fired central heating throughout, uPVC double glazing and composite entrance doors.

The accommodation briefly comprises:- entrance hall, dining kitchen, utility room, cloakroom/WC, lounge, first floor landing, master bedroom with en suite, 2 further bedrooms and bathroom. To the second floor there is a generous attic room, which is currently utilised as an occasional room and additional storage.

Externally there is a block paved driveway which offers ample off road parking and there are low maintenance garden areas to the front, side and rear. There is also a generous L shaped storage shed.

Ideally placed for schooling and local amenities, including the public transport network, easy access to Mirfield town centre, train station with links to nearby towns and cities - including a direct link to London. The motorway network is also only a short drive way.

This property would make an ideal purchase for the young and growing family, who are looking for a property which can be occupied with the minimum of expense, whilst still offering the comfort of existing builders warranty remaining and also planning permission which offers further scope to extend to the side, should the discerning buyer require.

Energy Rating: B



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a tiled floor and a staircase rising to the first floor.

### Dining Kitchen

18'6" x 9'7" (5.64m x 2.92m)

This contemporary kitchen is fitted with a range of wall and base units, with composite marble work surfaces, tiled splashbacks, inset ceramic sink with side drainer and mixer tap, integrated electric hob, double electric oven, extractor fan and space/plumbing for a dishwasher and space for an American fridge freezer. There is a continuation of the work surface which creates a breakfast bar, 2 uPVC double glazed windows to the front and side elevations, under-floor heated tiled floor, uPVC double glazed doors which access the side of the property and space for a dining table, making this a good space for entertaining. A door gives access into the utility room.

### Utility Room

With a range of units, space for a dryer, wall mounted central heating boiler, useful understairs storage space and space/plumbing for a washing machine. A composite and glazed exterior door gives access to the rear of the property.

### Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC and sink.

### Lounge

18'7" x 10'1" (5.66m x 3.07m)

This well proportioned lounge spans the length of the property, with uPVC double glazed windows to both the front and side elevations, together with underfloor heating.

## FIRST FLOOR:

### Landing

With a staircase rising to the second floor, uPVC double glazed

window to the rear of the property and a central heating radiator.

### Master Bedroom

14'0" max x 11'0" (4.27m max x 3.35m)

With fitted wardrobes to one wall which provide ample hanging and storage space. There is a uPVC double glazed window, central heating radiator, bulk-head storage cupboard and a door accessing the en suite.

### En suite

Furnished with laminate flooring and a suite comprising of a low flush WC, shower cubicle and a vanity wash basin with storage beneath and mirrored cabinet above. There is also a matt black heated towel rail, fully tiled walls and a uPVC double glazed window to the front elevation.

### Bedroom 2

10'4" x 9'7" (3.15m x 2.92m)

Being of double proportions, with a uPVC double glazed window to the front elevation and a central heating radiator.





### Bedroom 3

9'9" x 7'3" (2.97m x 2.21m)

Being of double proportions, with a central heating radiator and uPVC double glazed window to the side elevation.

### Bathroom

Being fully tiled to the walls, with wood effect flooring. There is a 3 piece suite comprising of a low flush WC, bath with shower above and glass shower screen, together with a vanity wash hand basin with mirrored wall cabinet above. There is also a heated towel rail and a uPVC double glazed window to the side elevation.

### SECOND FLOOR:

#### Attic Room

A generously sized, converted attic room which is currently utilised as an occasional bedroom but could provide a good storage area or play room. A door provides access to undereaves storage and there is also a uPVC double glazed window to the side elevation.

### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking for 3 vehicles. The front and side gardens provide a well proportioned low maintenance patio seating area which is walled and fenced for privacy and security, with mature planted borders. A paved path at the rear, leads to the other side of the property where there is a larger than average storage shed.

### 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 Dewbury, turning left into Knowl Road. Continue along Knowl Road which then becomes Water Royd Lane and furthermore Old Bank Road. Upon passing the Savile Arms P.H and the parade of shops, turn right into Savile Place where this property can be found on the left hand side tucked back off the main road.

### 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:

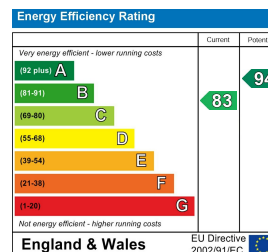
Please call our office to book a viewing on 01924 495334.











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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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