



48. Water Royd Avenue, Mirfield, WF14 9LT
£229,950

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Offered for sale with no vendor chain in this much sought after area is this 2 bedroom semi detached property with recently fitted modern kitchen. Features include uPVC double glazing and gas fired central heating with a layout comprising: entrance hall, lounge, kitchen, 2 bedrooms, conservatory and wet room. Externally there are well kept gardens to the front and rear with a driveway and detached garage. The owner informs us that the property was rewired and new consumer unit fitted approximately 7 years ago. An internal viewing comes highly recommended and the locality and proximity to amenities can be appreciated.





GROUND FLOOR

Enter the property via a uPVC exterior door into the hallway.

Entrance Hallway

Having a useful storage cupboard, loft access point, a central heating radiator and doors accessing all of the accommodation.

Lounge

15'1 x 11'9 (4.60m x 3.58m)

A well proportioned lounge having a large uPVC double glazed window overlooking the front garden , a uPVC double glazed window to the side elevation and a central heating radiator. The main focal point of the room is an electric fire set to a decorative surround with back and hearth.



Kitchen

10'3 x 8'6 (3.12m x 2.59m)

This newly fitted kitchen has a range of base and wall units with laminated working surfaces and upstands, inset into which is a sink unit with side drainer and mixer tap. There is space for a cooker, plumbing for a washing machine and under counter space. There is a uPVC double glazed window to the side and a door accessing the porch.

Rear Porch

10'3 x 8'6 (3.12m x 2.59m)

Having windows overlooking the rear garden and a door accessing the rear.

Bedroom 1

12'3 x 11'9 (3.73m x 3.58m)

Situated to the front of the property and fitted with a wealth of wardrobes allowing for ample hanging and storage space. There is a uPVC double glazed window and a central heating radiator.





Bedroom 2

11'6 x 8'8 (3.51m x 2.64m)

A second bedroom of double proportions currently used as a dining room. There is a central heating radiator and sliding patio doors accessing the conservatory.

Conservatory

9'6 x 7'3 (2.90m x 2.21m)

A wonderful addition to the home with views over the rear garden, there are upvc double glazed windows and an exterior door accessing the rear.

Wet Room

Fitted with a 3 piece suite comprising a shower, pedestal wash hand basin and low flush W.C. Having a upvc double glazed window to rear and a radiator.

OUTSIDE

This superb front garden is well stocked with mature borders and is mainly laid to lawn. To the side there's a tar-macadam drive which allows parking for a number of vehicles and leads to the garage which has double timber doors, power and light. The rear garden takes full advantage of the sun, is lawned and has mature planted borders.

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 Bramleys office in the direction of Dewsbury turning left into Knowl Road and continue into Water Royd Lane. At the Zion Baptist Church turn right into Water Royd Avenue



and this property can be found after a short distance on the left.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

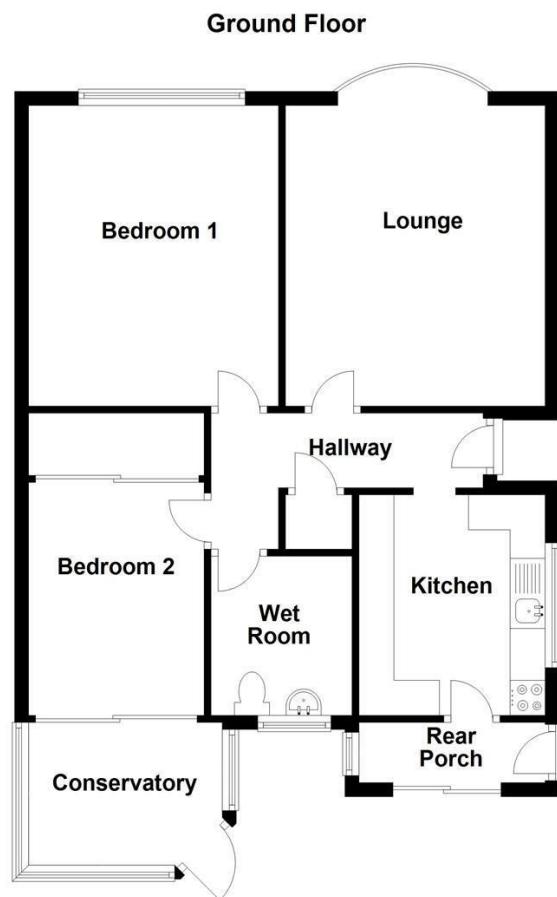
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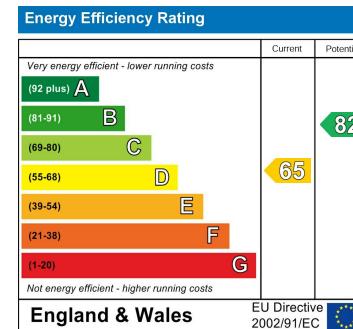
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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

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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