



17 Over Hall Park, Mirfield, WF14 9JP
Offers Around £400,000

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This deceptive 4/5 bedroom detached property offers lots of potential for a new family to make it their own. Offered for sale with no vendor chain and enjoying a quiet cul-de-sac location, mature private gardens and DOUBLE GARAGE and driveway. The original build being larger in size to some of the neighbouring properties with a wider kitchen and dining room and the addition of a 5th bedroom on the ground floor which could be utilised in a variety of different ways such as an office or play room. Having double glazing, gas fired central heating and the remaining accommodation comprising: entrance hall with under stair storage and wc, lounge, dining room and kitchen, at first floor there are 4 further double bedrooms, separate wc and wet room style shower, with wash basin. Handily placed for amenities and popular schools, this property is well worthy of an internal inspection to avoid missing out!



OUTSIDE:

Entrance Hall

A uPVC entrance door gives access to the hallway which has a staircase with under stair cupboard and a central heating radiator.

Office/Bedroom 5

16'4 x 9'3 (4.98m x 2.82m)

This versatile room could be used in a variety of different ways and has a central heating radiator and front facing window.

WC

Having tiling to the walls and coloured suite comprising wc and wash basin.

Lounge

17'9 x 12'4 (5.41m x 3.76m)

This spacious lounge has a stone fireplace with gas fire, a central heating radiator and a large front facing window.

Dining Room

12'7 x 12'4 (3.84m x 3.76m)

The dining room has a central heating radiator and sliding patio doors to the rear.

Kitchen

12'7 x 12'4 (3.84m x 3.76m)

Having a range of base units with working surfaces, wall cupboards, eye level integrated oven, gas hob, stainless steel sink unit, plumbing for dishwasher and rear facing double glazed window. The kitchen is part open plan to the dining room and also has access to a side porch.

Side Porch

The side porch is used as a utility and has space and plumbing for a washing machine and dryer.

FIRST FLOOR:

Landing

The landing has a large bespoke leaded window.

Bedroom 1

12'0 x 11'10 (3.66m x 3.61m)

This double room has a central heating radiator, recessed double wardrobe and a front facing window.

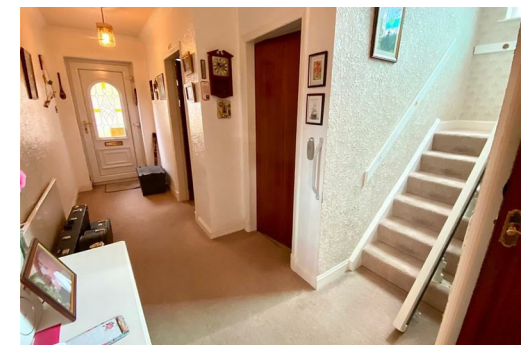
Bedroom 2

12'0 x 11'10 (3.66m x 3.61m)

Another good double room with central heating radiator, recessed double wardrobe and front facing window.

Wet Room

Having been recently installed with panelled walls and ceiling, wet room style shower with fitted seat, pedestal wash hand basin, central heating radiator and side window.



Bedroom 3

9'9 max x 11'3 (2.97m max x 3.43m)

Another double room which has a central heating radiator, fitted double wardrobe and rear facing window.

Separate WC

Having tiled walls, wc , wash basin and rear facing window.

Bedroom 4

11'0 x 9'9 (3.35m x 2.97m)

This fourth double room has a central heating radiator and rear facing window.

OUTSIDE:

A pressed concrete driveway provides off road parking for a number of vehicles and there is a generous sized detached double garage to the side. There are well stocked gardens to three sides being mainly lawned with planted borders, raised flower beds, mature trees and bushes and patio area. There is a further section of garden to the rear which houses a shed and is ideal for composte bins/garden waste. A private garden ideal for a growing family.

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 via Huddersfield Road travelling in the direction of Dewsbury for approximately 1/4 of a mile. Turn left onto Church Lane and continue along this road which then becomes Dunbottle Lane, towards the end of this road turn left onto Over Hall Park and then right where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E

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.



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

