35 Water Royd Avenue, Mirfield, WF14 9LT

No Onward Chain £225,000

bramleys

Offered for sale with no vendor chain is this 3 bedroom semi detached property with a conservatory. Requiring a full program of modernisation throughout, this property would suit a variety of different needs and would make an excellent purchase for those looking for a property that they can put their own stamp on from the outset in a well regarded part of Mirfield. Situated in close proximity to amenities including well regarded schooling and public transport links with Mirfield town centre being only a short distance away. Features include double glazing throughout and a gas fired central heating system with a 18 month old central heating boiler and a layout comprising: entrance hallway, lounge, dining room/sitting room, kitchen, conservatory, first floor landing, 3 bedrooms and shower room. Externally there is off road parking, gardens to front and rear and a detached garage. An internal viewing would be highly recommended to realise this property's full potential.

GROUND FLOOR

Enter the property via a timber and glazed exterior door into the entrance hallway.

Entrance Hallway

A generous sized hallway having a staircase rising to the first floor, a central heating radiator and door accessing the kitchen.

Kitchen

12'1 x 7'4 (3.68m x 2.24m)

Fitted with a range of base and wall units with laminated working surfaces and tiled splashbacks inset into which is a stainless steel sink unit with side drainer and mixer tap. There is space and plumbing for an automatic washer and space for a freestanding cooker, a door accesses a useful understairs storage cupboard, there is a wall mounted boiler, a central heating radiator, a double glazed window to the rear elevation and a new uPVC double glazed stable style door that accesses the side of the property. A door accesses the lounge.

Lounge/Dining Room/Sitting Room

25'7 x 10'6 (7.80m x 3.20m)

The lounge is open plan into the dining room which is currently used as a sitting room, the lounge has wall light points, a central heating radiator and a double glazed bay window overlooking the front garden. The dining room/sitting room is a well proportioned space and has a feature fireplace with surround, back and hearth. There is a central heating radiator and sliding patio doors into the conservatory.

Conservatory

9'6 x 8'0 (2.90m x 2.44m)

This conservatory has floor to ceiling double glazed windows and sliding patio doors which open onto the rear garden.

FIRST FLOOR

Landing

Having a double glazed window to the side elevation, a useful airing cupboard, loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

The master bedroom is situated to the front of the property and has a double glazed window and central heating radiator.

Bedroom 2

12'1 x 10'8 (3.68m x 3.25m)

A second bedroom of double proportions having a central heating radiator and a double glazed window to the rear of the property.

Bedroom 3

8'2 x 7'4 (2.49m x 2.24m)

This 3rd bedroom is situated to the front of the property having a central heating radiator and a double glazed window.

Shower Room

Fitted in recent years is the fully tiled shower room which has a walk in shower with floor to ceiling glass shower screen, wash hand basin and low flush W.C. There is a double glazed window and a ladder style radiator.

OUTSIDE

The block paved driveway allows parking for a number of vehicles and leads to a detached garage with an up and over door. The front garden is walled and fenced and the rear garden is of a generous size and takes full advantage of the sun with various patio areas and is a blank canvas for someone to landscape to suite their individual wants and needs.

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:

C

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:

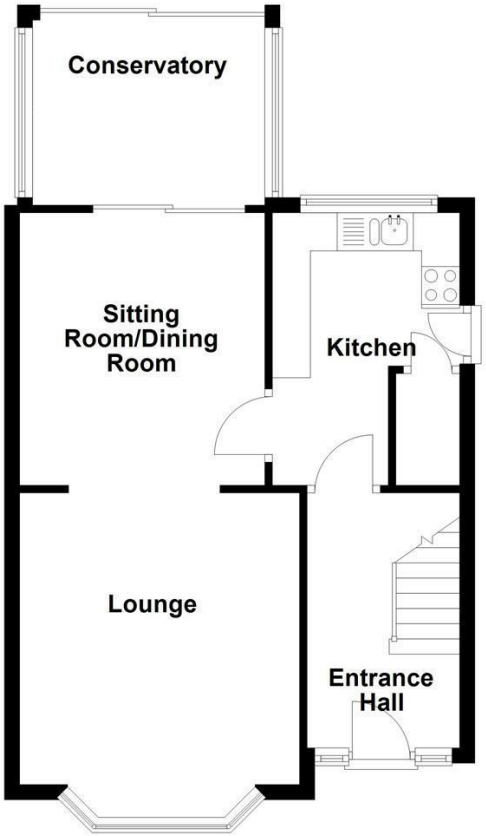
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

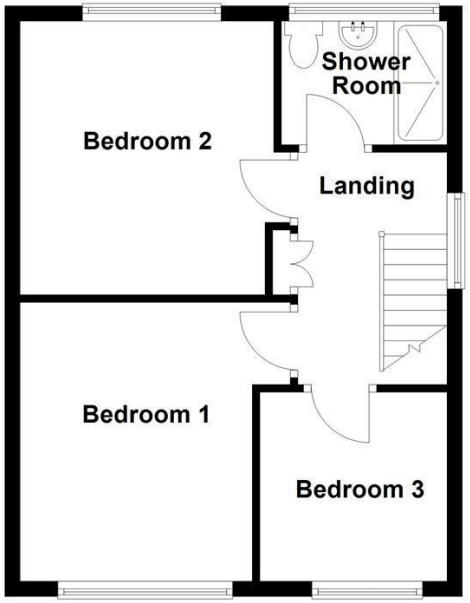
Please call our office to book a viewing:-

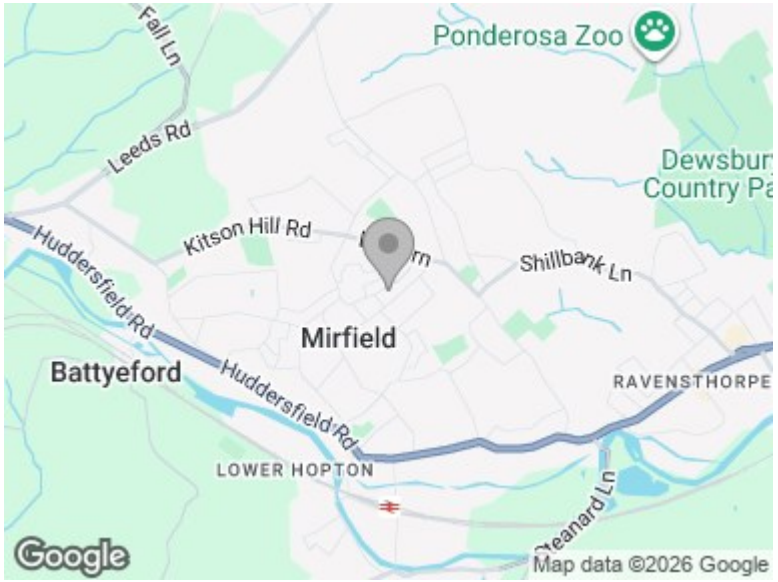
Mirfield Properties: 01924 495334

Ground Floor



First Floor



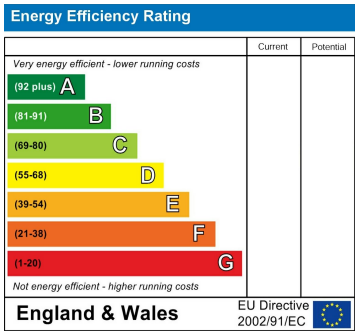


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS