

10 Whitehall Avenue, Mirfield, WF14 0AQ

£269,950

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Situated in a popular residential cul de sac is this good sized semi detached house. The extended accommodation boasts four bedrooms and will make an ideal family home, Located on a good sized plot with a spacious enclosed rear garden, driveway parking and an integral garage. Perfectly positioned for access to local amenities, well regarded schooling and major road links. Available with no onward chain, an early viewing is strongly recommended to appreciate the potential on offer.









GROUND FLOOR

Entrance Hall

Accessed via an exterior front door and having stairs to the first floor accommodation.

Lounge with Dining Area

23'3" x 10'3" (7.09m x 3.12m)

A spacious and versatile room with a walk in bay window to the front, 2 central heating radiators and a feature fireplace to one wall with inset fire. The dining area overlooks the rear garden and has an exterior door and windows.

Kitchen

11'0" x 8'0" (3.35m x 2.44m)

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over, a double oven and a fridge and freezer. There is space for a washing machine, there is a understairs pantry and a window overlooks the rear garden. A door leads into the integral garage.

FIRST FLOOR

Landing

With built in cupboards.

Bedroom 1

13'3" x 10'6" (4.04m x 3.20m)

A double bedroom situated to the front and having a walk in bay window and fitted wardrobes to one wall.

Bedroom 2

17'6" x 7'8" (5.33m x 2.34m)

An extension double bedroom with windows to both front and rear.











Bedroom 3

11'2" x 8'5" (3.40m x 2.57m)

A double bedroom located to the rear with windows overlooking the rear garden.

Bedroom 4

6'9" x 6'1" (2.06m x 1.85m)

A single bedroom located to the front.

Bathroom

Furnished with a coloured bath and wash basin, along with a radiator and a window to the rear.

Separate WC

Having a WC and a side window.

OUTSIDE

To the front of the property is a lawned garden with outer walling and a driveway providing off road parking. The driveway leads to an integral garage with up and over door. To the rear is a spacious and enclosed garden with a large patio seating area and lawn beyond.

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:

To be confirmed.

COUNCIL TAX BAND:

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MORTGAGES:

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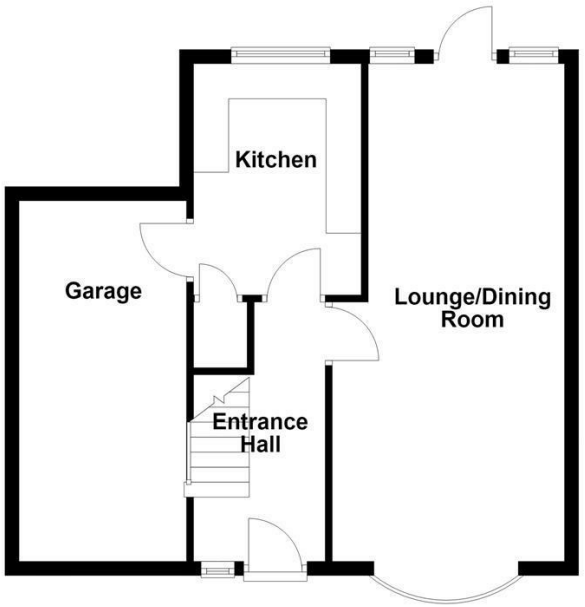
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Ground Floor



First Floor

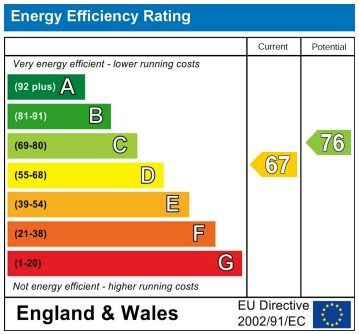




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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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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