

7 Priory Way, Mirfield, WF14 9QS

£229,950

bramleys



Offered for sale with no vendor chain is this deceptive 3 bedroom semi-detached dormer property situated in a popular area of Mirfield. This property requires a program of modernisation throughout and will make a perfect purchase for the young and growing family looking for a property they can put their own stamp on. The accommodation layout comprises kitchen, inner hall, lounge, dining room, ground floor shower room, 3 first floor bedrooms and first floor shower room. Externally, there is off road parking and gardens to both front and rear. The property benefits from features including gas fired central heating and uPVC double glazing throughout. An internal viewing is highly recommended to fully appreciate the potential this property has on offer.





## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into the kitchen.

### Kitchen

13'5" x 6'7" (4.09m x 2.01m)

Fitted with a range of base and wall units with working surfaces and splashbacks inset into which is a stainless steel sink unit with side drainer and mixer tap. There is space for a freestanding cooker and space and plumbing for a washing machine. There is also a wall mounted boiler, a central heating radiator and uPVC double glazed window to the side elevation.

### Inner Hallway

With a staircase rising to the first floor and accessing the lounge and shower room.

### Shower Room

Furnished with a 3 piece suite comprising walk-in shower cubicle with floor to ceiling glass shower screen, vanity wash hand basin and encased low flush WC. There is also part tiling to the walls, a central heating radiator and a uPVC double glazed window to the side elevation.

### Lounge

16'6" x 11'1" (5.03m x 3.38m)

This well proportioned reception room has ample natural light by way of the uPVC double glazed window to the front elevation. There is also a gas fire set within a timber surround with back and hearth and a central heating radiator. Double doors access the dining room.

### Dining Room

11'1" x 8'6" (3.38m x 2.59m)

Having timber affect flooring and a central heating radiator along with uPVC double glazed sliding doors.

## FIRST FLOOR:

### Landing

Having doors accessing all of the first floor accommodation.

### Bedroom 1

11'1" x 9'1" (3.38m x 2.77m)

Situated to the front of the property and having uPVC double glazed window and a central heating radiator.

### Bedroom 2

11'3" x 6'4" (3.43m x 1.93m)

A second bedroom of double proportions situated to the rear of the property and having a useful built-in storage cupboard and uPVC double glazed window to the rear elevation.















## Bedroom 3

8'9" x 6'9" (2.67m x 2.06m)

A single bedroom situated to the front of the property having uPVC double glazed window and a central heating radiator.

## Shower Room

Comprising a 2 piece suite including a low flush WC and a walk-in shower cubicle. There is also built-in wall mounted storage, a central heating radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front, a concrete driveway allows parking for a number of vehicles and leads to a car port. The front garden is predominantly laid to lawn with matrue planted borders and shrubbery. To the rear, there is a lawned garden also with mature planted borders, a decked patio area along with a further paved area, a storage shed and a greenhouse.

## 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:

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.

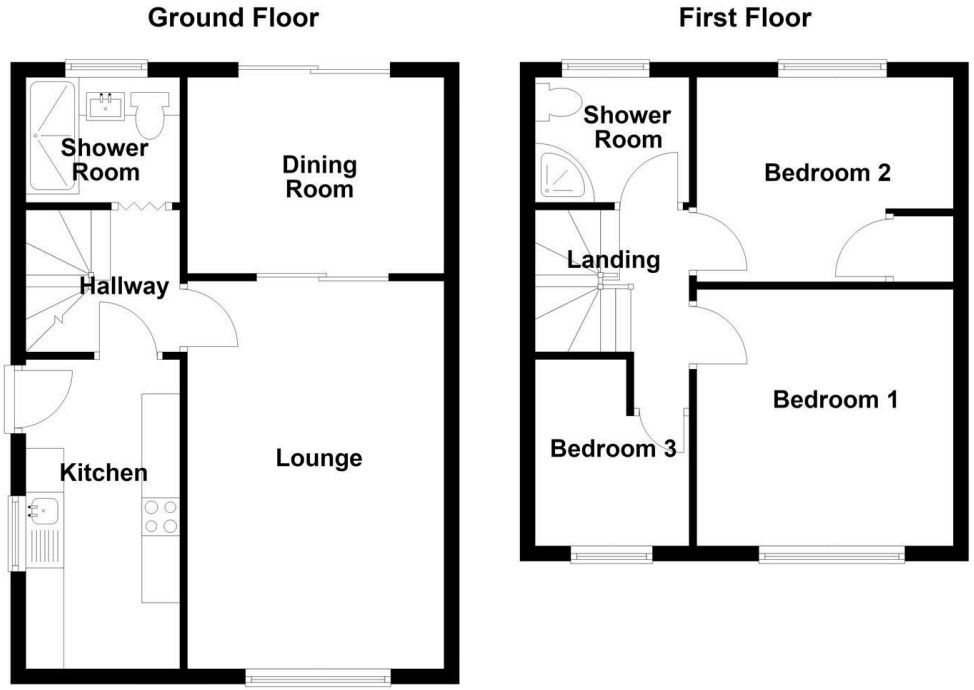
## ONLINE CONVEYANCING SERVICES:

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

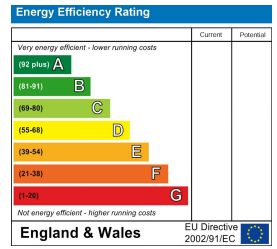



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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






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