



9 Greenside Court, Mirfield, WF14 0DF  
Offers Around £309,950

bramleys



This 4 bedroom end town house is situated on an exclusive development in the much sought after area of Mirfield. Handily placed for well regarded schooling and amenities including public transport network. The property has features which include CCTV, alarm system, gas central heating and uPVC double glazing with a layout comprising: Entrance hallway, shower room, utility room, bedroom 4/office, first floor lounge with balcony and feature arched window, fitted dining kitchen, 3 second floor bedrooms, en-suite to master and luxurious house bathroom. Also having an integral garage, private garden to the rear and parking for several cars to the front. The property would suit a growing family and an internal viewing is recommended to appreciate the size of accommodation on offer.



## GROUND FLOOR

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

### Hallway

The hallway has tiled flooring and a central heating radiator. All of the lower ground floor accommodation (including the garage) can be accessed from here and a staircase rises to the first floor.

### Shower Room

Being part tiled to the walls and fitted with a 3 piece suite that includes: shower, pedestal wash basin and low flush W.C.

### Garage

18'2 x 9'4 (5.54m x 2.84m)

Having internal power/light and an electric up and over door.

### Bedroom 4/Office

11'1 x 9'5 (3.38m x 2.87m)

Bedroom 4 is currently utilised as an office/gym with built in storage cupboards and drawers along with fitted robes to one wall. There is a central heating radiator and UPVC double glazed French doors which access the rear.

### Utility Room

8'3 x 6'10 (2.51m x 2.08m)

Fitted with a range of matching base and wall units with laminated work surface inset into which is a circular sink with side drainer and mixer tap and tiled splash back. There is space and plumbing for an automatic washing machine and a cupboard houses the central heating boiler. The floor is tiled and there is a central heating radiator and a uPVC double glazed exterior door accessing the rear garden.

## FIRST FLOOR

### Landing

Having a central heating radiator, doors accessing the lounge and kitchen and a staircase rising to the first floor.

### Dining Kitchen

16'3 max x 16'4 max (4.95m max x 4.98m max)

This L shaped dining kitchen has an abundance of fitted wall and base units with granite working surfaces and upstands with inset sink and drainer grooves. There is space for a Range cooker with extractor fan over, integrated microwave, American style fridge/freezer, dishwasher, wine cooler and an instant boiling water tap. The kitchen has an island unit and further space for a dining table. There are 2 uPVC double glazed windows to the rear elevation and a central heating radiator. Double doors open into the lounge.

### Lounge

16'3 x 14'1 max (4.95m x 4.29m max)

This cosy lounge has a feature arched uPVC double glazed window and double glazed French doors both with bespoke timber shutters. The main focal point of the room is a wood burning fire set within a timber surround with stone hearth and tiled back. There is exposed timber flooring and a central heating radiator.

## SECOND FLOOR

### Landing

Having a uPVC double glazed window to the side, a useful storage cupboard and doors accessing all of the second floor accommodation.

### Bedroom 1

13'2 max x 9'6 (4.01m max x 2.90m)

Having fitted robes to one wall, a central heating radiator and a uPVC double glazed window to the rear.



## En-Suite Shower Room

This modern en-suite has a walk in shower with floor to ceiling glass shower screen, vanity wash hand basin and low flush W.C. There is a uPVC double glazed window to the rear and a central heating radiator.

## Bedroom 2

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

A second bedroom of double proportions having a central heating radiator and a uPVC double glazed window to the front elevation.

## Bedroom 3

9'4 x 6'7 (2.84m x 2.01m)

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

## Bathroom

This beautiful bathroom is fitted with a 4 piece suite which comprises a roll top bath with mixer tap and shower attachment, pedestal wash hand basin, shower cubicle and low flush W.C. There is feature wall panelling and 2 wall light points.

## OUTSIDE

The front of the property has parking for several vehicles by way of a block paved drive which leads to the garage. A pathway runs down the side of the property to the rear garden. The private rear garden has a flagged patio area and a pebbled planted area.

## 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 via Huddersfield Road in the direction of Dewsbury turning right onto Knowl Road. Take the first right onto Crowlees Road and follow on into Camm Lane. Turn left onto Dunbottle lane, proceed over the mini roundabout into Greenside Road and take the first left into Greenside Court where this property can be found.

## TENURE:

Freehold

## COUNCIL TAX BAND:

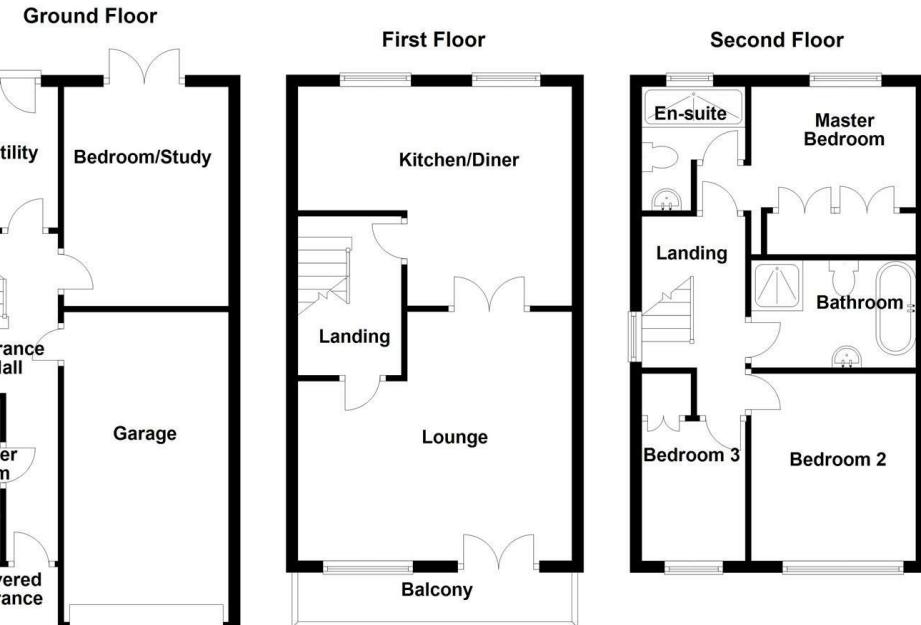
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## MORTGAGES:

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

