



5 The Coppice, Mirfield, WF14 0PG
£185,000

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Offered for sale with no vendor chain is this 3 bedroom semi-detached property which is situated on a pleasant development. Requiring a programme of renovation works throughout, the property has gas fired central heating and timber double glazing, gas fired central heating with accommodation comprising:- entrance vestibule, well proportioned lounge, dining kitchen, conservatory, first floor landing, 3 bedrooms and bathroom.

Externally there are gardens to both front and rear, together with ample off road parking to the side.

This property would make an ideal purchase for a D.I.Y enthusiast or investor alike looking for a property which they can put their own stamp on from the outset, to create a superb property.

Ideally placed for the public transport network and within walking distance to nearby local amenities, as well as well regarded local schooling nearby.

An internal viewing is strongly recommended to fully appreciate the potential this property has to offer.



GROUND FLOOR:

Enter the property via a timber and glazed external door into:-

Entrance Vestibule

With a door accessing the lounge.

Lounge

16'7" x 13'5" (5.05m x 4.09m)

This well proportioned reception room has a timber double glazed window to the front elevation and central heating radiator. The main focal point of the room is a gas fire set within a decorative surround, back and hearth. A staircase rises to the first floor and a door provides access into the kitchen.

Dining Kitchen

13'4" x 9'5" (4.06m x 2.87m)

To kitchen area there are a range of wall and base units, with laminated work surfaces and tiled splashbacks. There is an inset circular sink unit with side drainer and mixer tap, with further integrated appliances comprising a 4 ring gas hob with extractor above, electric oven beneath, space for a washing machine and space for a freestanding fridge. There is a timber and double

glazed window to the rear elevation, central heating radiator and being open to the dining area. To the dining area a set of sliding patio doors lead through to the conservatory.

Conservatory

9'7" x 9'3" (2.92m x 2.82m)

Having uPVC double glazed windows to all elevations and uPVC double glazed French doors which access the rear garden. There is also a ceiling fan.

FIRST FLOOR:

Landing

With a loft access point and doors accessing all of the first floor accommodation.

Bedroom 1

13'5" x 8'7" (4.09m x 2.62m)

Situated to the front of the property with a timber and double glazed window to the front elevation, central heating radiator and cupboard housing the hot water tank.



Bedroom 2

8'7" x 7'0" (2.62m x 2.13m)

A second bedroom of double proportions, situated to the rear of the property and fitted with a central heating radiator. A timber and double glazed window to the rear overlooks the garden and views beyond.

Bedroom 3

8'4" x 6'2" (2.54m x 1.88m)

A third bedroom of single proportions, having a central heating radiator and timber double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece coloured suite which comprises of low flush WC, pedestal wash hand basin and bath with shower above. There is a timber and double glazed window to the side elevation, fully tiled walls and a central heating radiator.

OUTSIDE:

To the front of the property there is a garden area with mature plants and a driveway to the side which provides ample off road parking. A gate gives access to the rear garden which is of a generous size, being well stocked with mature borders and is predominantly laid to lawn.

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:

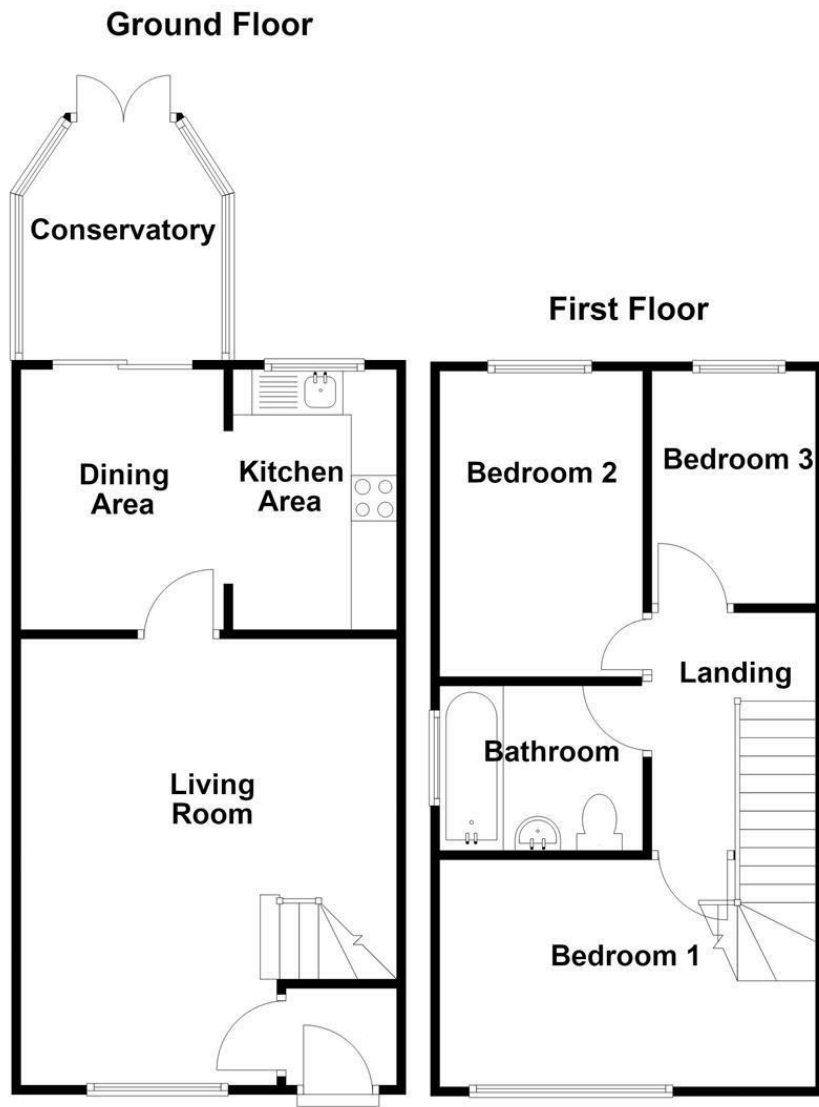
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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