



6 Greenside Mount, Mirfield, WF14 0AY

£325,000

**bramleys**

Offered for sale with no vendor chain is this extended 4 bedroom, semi-detached property. Situated in a pleasant area of Mirfield, the property has been upgraded by the current vendor and provides accommodation comprising:- entrance hallway, lounge, kitchen, dining room, study/playroom, first floor landing, 4 bedrooms and bathroom.

Externally there is a driveway to the front which offers off road parking for a number of vehicles, and a well proportioned garden to the rear with summer house. With gas fired central heating, uPVC double glazing and a security alarm system. This property would make an ideal purchase for the young and growing family, with access to local amenities, public transport links and well regarded local schooling nearby, together with Mirfield town centre which is a short distance away. Mirfield also provides railway links to nearby towns and cities, as well as further afield to London. As well as commuter links via the M62 motorway network.

An internal viewing is strongly advised to fully appreciate the quality of accommodation on offer.



## GROUND FLOOR:

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

### Entrance Hall

With Karndean flooring, a central heating radiator, staircase rising to the first floor, useful understairs storage cupboard and doors accessing the lounge and kitchen.

### Lounge

16'9" x 10'1" (5.11m x 3.07m)

This welcoming reception room has a continuation of the Karndean flooring. Enjoying an abundance of natural light by way of a uPVC double glazed window to the front elevation, there is also a central heating radiator.

### Kitchen

This good sized kitchen is fitted with a range of high gloss wall and base units, with laminated work surfaces and upstands,

inset 1.5 bowl ceramic sink unit with side drainer and mixer tap, space for a freestanding range cooker with glass and stainless steel extractor fan above and glass splashback. There is space in the kitchen for an undercounter wine cooler, washing machine and dryer. There are uPVC double glazed windows to the rear elevation and uPVC double glazed doors which access the rear. There is a continuation of the Karndean flooring and an archway which leads into the dining room.

### Dining Room

14'7" x 8'8" (4.45m x 2.64m)

With Karndean flooring, uPVC double glazed French doors which access the rear garden, a cupboard houses the central heating boiler and a door accesses the study/playroom.

### Study/Playroom

8'8" x 7'8" (2.64m x 2.34m)

Offering a versatile space for the discerning buyer. It is currently fitted with Karndean flooring and uPVC double glazed French doors which access the front of the property.

## FIRST FLOOR:

### Landing

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

### Bedroom 1

15'9" x 9'6" max (4.80m x 2.90m max)

A well proportioned master bedroom which is situated to the front of the property. Having 2 uPVC double glazed windows and a central heating radiator.

### Bedroom 2

12'4" x 9'0" (3.76m x 2.74m)

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



### Bedroom 3

11'6" x 10'2" (3.51m x 3.10m)

Situated to the front of the property and currently used as a dressing room, this third bedroom of double proportions has a range of fitted wardrobes which provide hanging and shelving space. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 4

10'3" x 9'9" (3.12m x 2.97m)

A fourth bedroom of double proportions and situated to the rear of the property. This room has a uPVC double glazed window which overlooks the rear garden.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, P-shaped bath with glass shower screen and shower above, and a pedestal wash hand basin. There are part tiled walls, a uPVC double glazed window to the rear elevation and a ladder style radiator.

### OUTSIDE:

To the front of the property there is a driveway which provides off road parking. To the rear, there is a paved patio seating area and a low maintenance artificial lawn with summer house. Being of generous proportions and having fencing for security and privacy, the property provides an ideal place for entertaining or relaxing during the warmer months.

### 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.

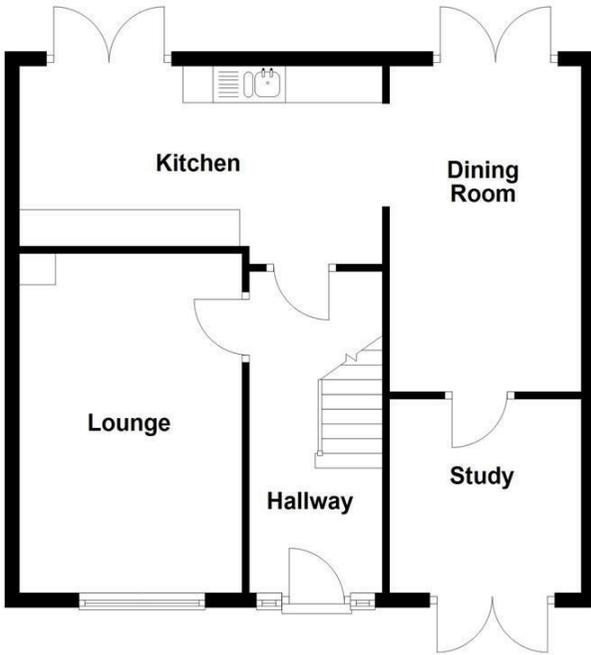
### VIEWINGS:

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

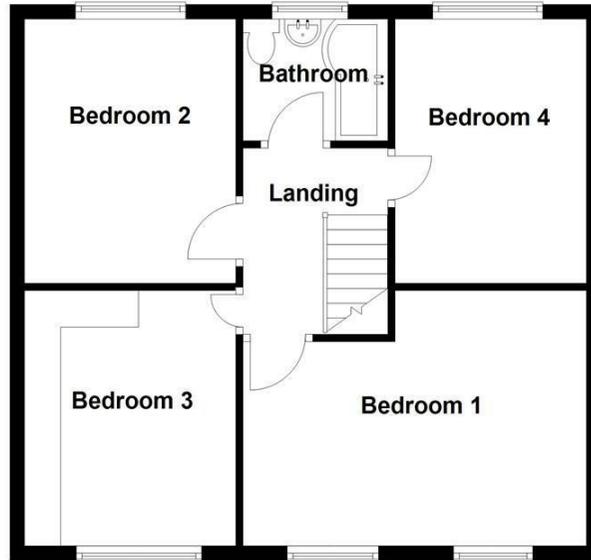




**Ground Floor**



**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**

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

Huddersfield | Halifax | Elland | Mirfield

