

3 Royd Wells, Mirfield, WF14 9TP

£525,000

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Situated in a select cul de sac, is this impressively presented detached house. Located on a good sized plot with large enclosed rear garden and double garaging, this property makes an ideal family home. The 4/5 bedroomed accommodation boasts two reception rooms plus a breakfast kitchen, an office/groundfloor bedroom and WC, plus four first floor bedrooms, two with ensuites and house bathroom. Featuring quality fixtures and fittings throughout, an early viewing is strongly recommended to appreciate this exceptional property. Handily located with local amenities, well regarded schooling and major road and rail links nearby.







GROUND FLOOR

Entrance Hall
Accessed via an exterior front door and having a central heating radiator, a useful understairs store cupboard, and stairs to the first floor accommodation.

Living Room
24'4" x 10'8" (7.42m x 3.25m)
Double doors lead from the entrance hall into this spacious and well presented living room. To one wall is a timber fireplace with hearth and inset fire. A walk in uPVC bow window looks over the front and there is are 2 central heating radiators. uPVC doors open out to the rear garden.

Dining Room
11'7" x 8'6" (3.53m x 2.59m)
A pleasant dining room overlooking the rear garden and having a central heating radiator.

Dining Kitchen
18'2" x 7'9" (5.54m x 2.36m)
A good sized dining kitchen, 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 hood over and inbuilt double oven. There is space for a dining table, a central heating radiator, a uPVC rear window and an exterior side door leading into the garden.

Lobby
Leading back into the entrance hall and providing access to the WC and office/bedroom,

Gound Floor WC
Having a WC and a washbasin. There is a side uPVC window and a central heating radiator.

Office/Bedroom 5
9'3" x 8'5" (2.82m x 2.57m)
A versatile room, with a central heating radiator and a uPVC looking over the front.

FIRST FLOOR

Landing
Leading to bedrooms and bathroom.

Bedroom 1
14'6" x 10'7" (4.42m x 3.23m)
A well presented master bedroom with fitted wardrobes, a central heating radiator and a uPVC front window.

Ensuite Shower Room
Furnished with a walk in shower cubicle, a WC and a wash basin. There is some tiling to the walls, a side uPVC window and a central heating radiator.

Bedroom 2
12'7" x 10'6" (3.84m x 3.20m)
Another good sized and pleasant double bedroom with a front uPVC window and a central heating radiator.

Ensuite Shower Room
Having a WC, a wash basin and a walk in shower cubicle. With some wall tiling, a uPVC window and a central heating radiator.





Bedroom 3

11'0 x 9'8" (3.35m x 2.95m)

Enjoying views over the rear garden via a uPVC window and having a central heating radiator.

Bedroom 4

8'8" x 8'1" (2.64m x 2.46m)

A good sized fourth bedroom with fitted wardrobes to one wall, a central heating radiator and a uPVC window.

Bathroom

Furnished with a three piece suite comprising of a panelled bath, a WC and a wash basin. There is part tiling to the walls, a uPVC window and a central heating radiator.

OUTSIDE

Located on a large plot, the property has low maintenance gardens to the front and side, along with a double driveway providing off road parking. The driveways leads to a double garage with two up and over doors and a personal access door into the garden. The full space garage houses the central heating boiler, has storage within the loft space and has a fitted cupboards to the rear wall with tumble dryer space. The impressive south facing rear garden is enclosed for privacy and security and has a large lawned area which extends to the side. A pleasant and spacious patio/seating area provides perfect relaxation space and looks onto the lawn, creating a perfect family garden. Garden shed.

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:

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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.

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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



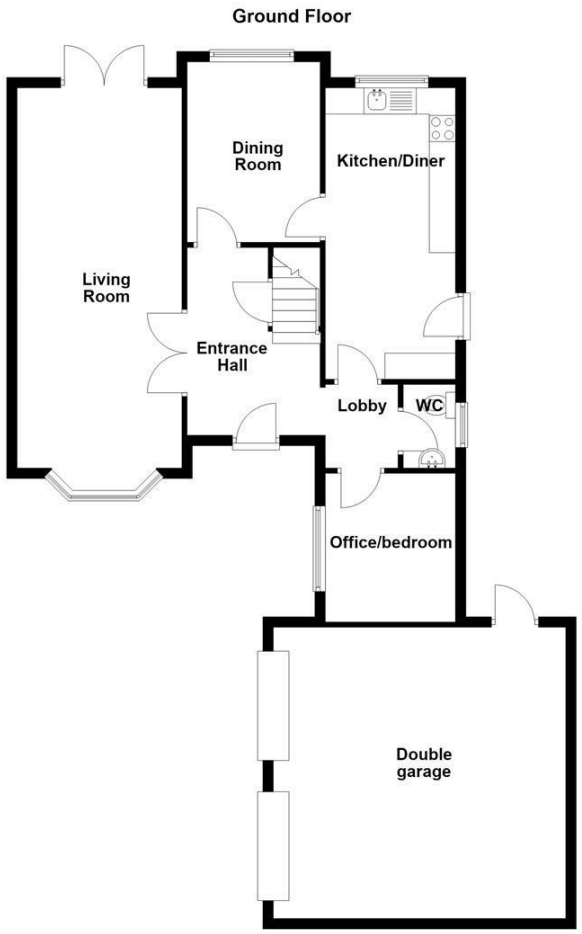


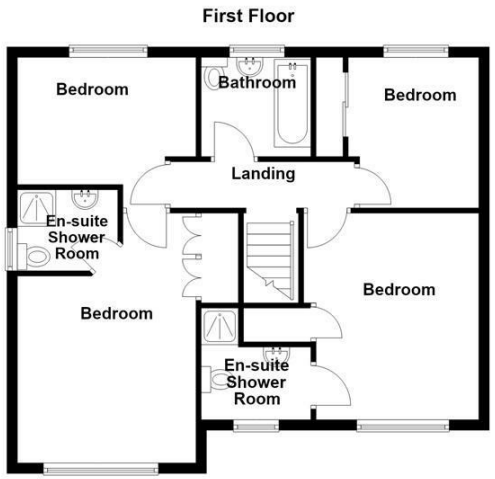





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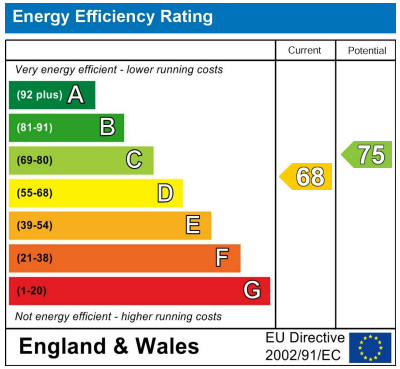








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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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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