

131 Greenside Road, Mirfield, WF14 0AT

Offers Over £90,000

bramleys





Attention investors or first time buyers alike, Bramleys welcome to the market this 2 bedroom, first floor apartment (currently tenanted). Benefitting from its own individual entrance and accommodation briefly comprising:- lounge, separate kitchen, 2 double bedrooms and bathroom. Externally there are communal garden areas to the front.

Features include gas fired central heating and uPVC double glazing throughout, and this property could be an ideal starter home or property to add to an existing rental portfolio.

Ideally situated for the public transport network, making access to nearby towns and cities easily accessible. As well as being within walking distance of nearby shops and schooling.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.





GROUND FLOOR:

Enter the property via a timber and glazed exterior door, into the entrance vestibule.

Entrance Vestibule

With staircase rising to the first floor.

FIRST FLOOR:

Landing

With a useful storage cupboard and doors accessing the lounge, bedroom and bathroom.

Lounge

15'2" x 13'3" (4.62m x 4.04m)

This well proportioned reception room has ample natural light by way of the large uPVC double glazed window to the rear elevation and there is a central heating radiator. There is open access into the kitchen.

Kitchen

12'2" x 7'2" (3.71m x 2.18m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset 1.5 bowl composite sink unit with side drainer and mixer tap, electric oven, 4 ring gas hob, space for a free standing fridge freezer and space for a washing machine. A uPVC double glazed window overlooks the front elevation.

Bedroom

13'3" x 10'0" (4.04m x 3.05m)

A good sized double bedroom which is fitted with a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom

11'1" x 9'9" (3.38m x 2.97m)

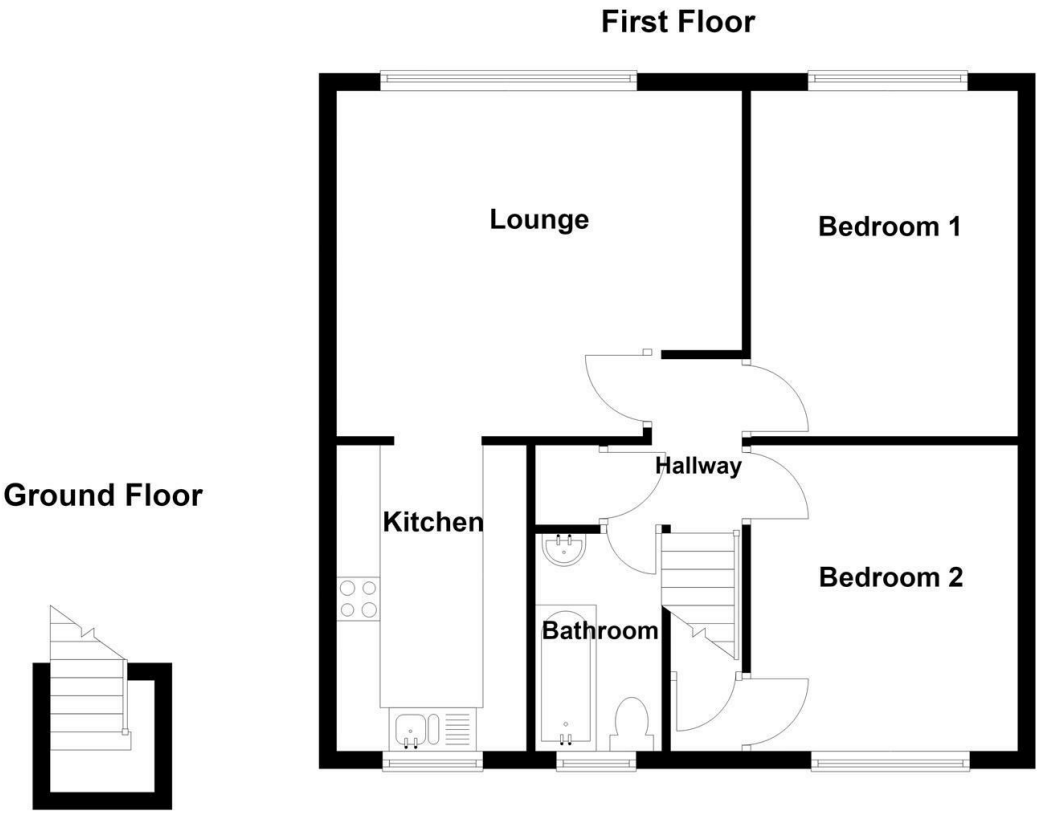
Another bedroom of double proportions which is situated to the front of the property and fitted with a uPVC double glazed window, central heating radiator and bulk-head storage cupboard.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above, pedestal wash hand basin and low flush WC. There is a central heating radiator and uPVC double glazed window to the front elevation.





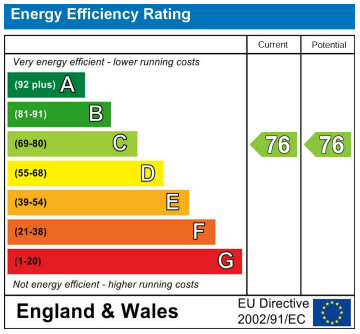


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



OUTSIDE:

To the front of the property there is a communal garden area and well maintained hanging space with planted borders.

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 & SERVICE CHARGE:

Leasehold - Term: 125 years from 12/12/1988

Ground Rent: £10 per annum

Service Charge: £XXX TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

VIEWINGS:

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