

13 Chapel Street, Mirfield, WF14 9AF

£265,000

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Bramleys are delighted to welcome to the market, this 3 bedroom semi-detached built by local builder Jack Healey.

Situated on a quiet backwater position, within walking distance of Mirfield town centre. The property provides uPVC double glazing, gas fired central heating and accommodation briefly comprising:- entrance hall, lounge, dining room, conservatory extension, kitchen, first floor landing, 3 bedrooms and shower room.

Externally there is off road parking, gardens to both front and rear, together with a garage.

This property would make an ideal purchase for the young and growing family, looking for a property which they can put their own stamp on from the outset. With local schooling nearby, public transport network and commuter links via the M62 motorway network only a short drive away. An early internal viewing is highly recommended to appreciate the potential on offer.







GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

Having a staircase rising to the first floor and doors accessing the lounge and kitchen.

Lounge

13'0" x 12'3" (3.96m x 3.73m)

This welcoming reception room has a uPVC double glazed box bay window to the front elevation, stone fireplace with electric fire, wall light points and a set of double timber doors provide access into the dining room.

Dining Room

10'8" x 10'6" (3.25m x 3.20m)

Another good sized reception room, fitted with 2 central heating radiators, door accessing the kitchen and double glazed patio doors which lead through to the conservatory.

Conservatory

12'0" x 9'2" (3.66m x 2.79m)

This pleasant addition to the existing accommodation, takes full advantage of the views over the garden. There are uPVC sliding doors and uPVC double glazed windows to both side elevations and 2 central heating radiators.

Kitchen

10'9" x 9'2" (3.28m x 2.79m)

The kitchen is fitted with a range of wall and base units with laminated work surfaces and tiled splashbacks. There is an inset composite sink unit with side drainer and mixer tap, 4 ring gas hob with overhead extractor fan, electric oven, space and plumbing for a washing machine, integral dishwasher, uPVC double glazed window to the rear elevation, central heating radiator and a uPVC double glazed external door provides access to the rear garden.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation, loft access point with pull down fitted ladder leading to a boarded loft and doors accessing all of the first floor accommodation.

Bedroom 1

11'4" x 11'1" (3.45m x 3.38m)

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

Bedroom 2

10'8" x 9'2" (3.25m x 2.79m)

Situated to the rear of the property, with a uPVC double glazed window providing views over the garden. There is also a fitted wardrobe, vanity sink set behind doors, a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'2" x 7'9" (2.49m x 2.36m)

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





Shower Room

Furnished with a larger than average walk-in shower cubicle, concealed cistern WC and a vanity sink unit with ample storage. There is a ladder style radiator, further central heating radiator and 2 uPVC double glazed windows to the side and rear elevations provide ample natural light. A cupboard houses the central heating boiler and provides additional storage space.

OUTSIDE:

To the front of the property there is off road parking and lawned garden with mature planted borders. The parking leads to a garage, which has a double opening door, power, light and personal door to the rear. The fully enclosed rear garden is fitted with an Indian stone flagged patio seating area and a lawned garden with mature hedgerow borders and shrubs.

>>> TENURE:

Freehold

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.

004 COUNCIL TAX BAND:

Band B

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.





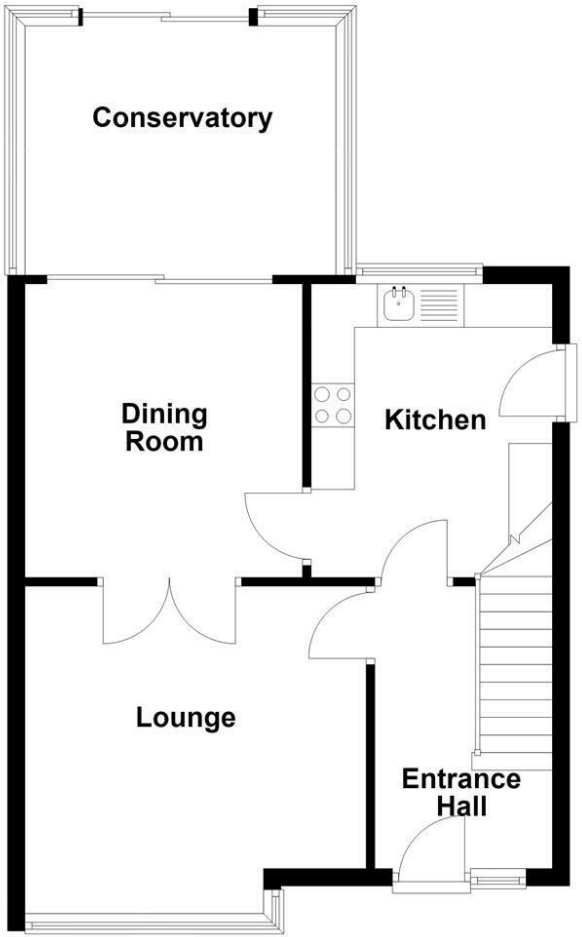




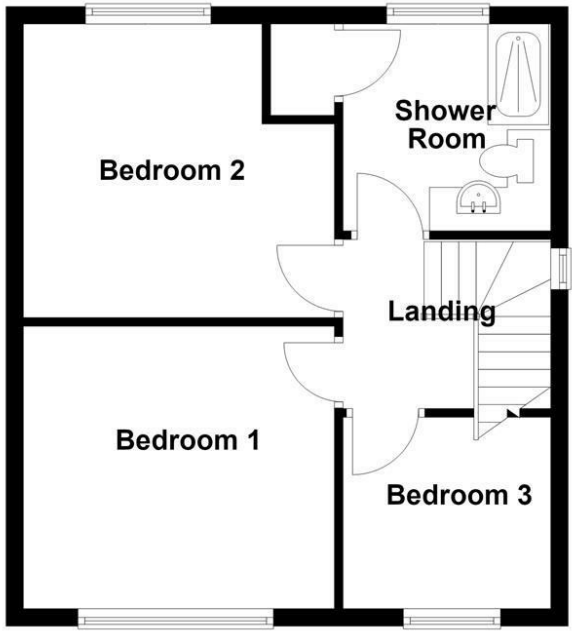




Ground Floor

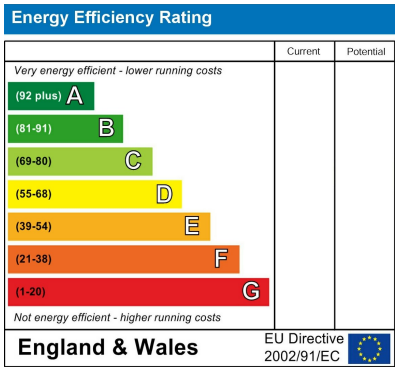


First Floor









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

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