

bramleys

For Sale

**12 PORTAL DRIVE
MIRFIELD
WF14 0JL**

RESIDENTIAL SALES

£210,000



- **QUIET CUL-DE-SAC LOCATION**
- **NO VENDOR CHAIN**
- **WELL MAINTAINED**
- **LOUNGE & SEPARATE DINING ROOM**
- **WIDE DRIVEWAY & GARAGE**
- **MODERN SHOWER ROOM**



This well maintained semi detached true bungalow is located on a quiet cul-de-sac conveniently located for Mirfield town centre and train station which are approximately 1.5 miles away. Having gas fired central heating, uPVC double glazing and accommodation comprising: entrance hall, kitchen (white goods included), lounge, separate dining room (which was originally bedroom 3) 2 double bedrooms and modern three piece shower room. Externally there are low maintenance gardens to the front and rear, a detached garage and wider than average driveway which provides off road parking. Offered for sale with no vendor chain.

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC entrance door gives access to the entrance hallway.

Entrance Hallway

Having a central heating radiator and open access to the kitchen and dining room.

Kitchen

2.84m x 2.54m (9'4" x 8'4")

The kitchen has a range of wall and base units with working surfaces over and tiled splash backs, there is a stainless steel sink unit, washing machine, dishwasher, electric cooker, extractor fan and refrigerator. The white goods are included in the sale. The kitchen also has two uPVC double glazed windows.



Dining Room

2.26m x 2.54m (7'5" x 8'4")

The dining room has a central heating radiator and uPVC double glazed window.



Lounge

4.83m x 3.66m (15'10" x 12'0")

This spacious reception room has a log effect electric fire, wall light points, a central heating radiator and uPVC double glazed window.



Inner Hall

With access to a good sized loft with pull down ladder

Bedroom 1

4.83m x 2.67m (15'10" x 8'9")

Having a built in wardrobe, two sets of fitted floor to ceiling robes with sliding mirrored door fronts and over-bed storage cupboards. There is a central heating radiator and a uPVC double glazed window.



Bedroom 2

3.53m x 2.77m (11'7" x 9'1")

This second double bedroom has a central heating radiator and uPVC double glazed window.



Shower Room

This modern suite has tiled walls and flooring, a low flush wc, vanity sink with storage, shower cubicle, chrome ladder style radiator and a uPVC double glazed window.



OUTSIDE:

To the front is a low maintenance gravelled garden with driveway to the side which provides off road parking for 2/3 cars. The detached garage has an up and over door to the front and side personal door and there is a timber garden shed to the rear. The rear garden is also gravelled and provides a pleasant space to sit out in the summer months.



COUNCIL TAX BAND:

C

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Fran Sedda is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Fran Sedda on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

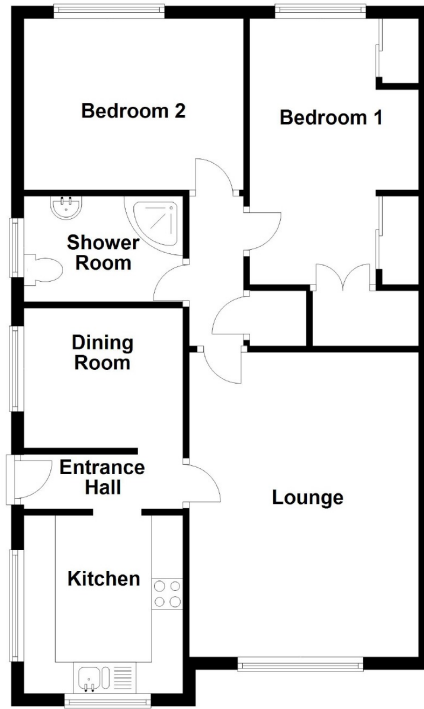
ON-LINE CONVEYANCING SERVICES:

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.

DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Follow the road as it becomes Water Royd Lane and in turn Old Bank Road. At the 'T' junction take a left hand turning into Sunny Bank Road. Continue along this road and take a right hand turning onto Portal Crescent then right onto Portal Drive. The property can be found on the left hand side.

Ground Floor



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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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