

# bramleys

# For Sale

**33 FRANCIS STREET  
MIRFIELD  
WF14 9BB**

**RESIDENTIAL SALES**

**£95,000**



- **NO VENDOR CHAIN**
- **REQUIRES EXTENSIVE RENOVATION**
- **IDEAL FOR INVESTOR/LANDLORD**
- **SEPARATE KITCHEN**
- **YARD TO FRONT**
- **CONVENIENT FOR AMENITIES & SCHOOLS**



*This 2 bedroom front corner back to back terrace is offered for sale with NO VENDOR CHAIN and would make an ideal purchase for the investor/landlord or somebody wanting a renovation project as the property requires a full programme of refurbishment which has been reflected within the asking price. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance vestibule, lounge, kitchen, cellar, 2 bedrooms (1 double 1 single) and four piece bathroom. Outside there is an enclosed yard and on street parking.*

## The accommodation briefly

### GROUND FLOOR:

A uPVC entrance door gives access to the property.

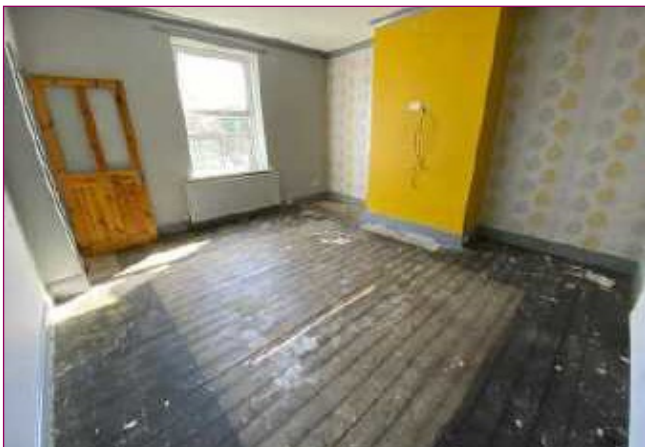
### Entrance Vestibule

Having a staircase rising to the first floor level.

### Lounge

4.72m x 4.42m (15'6" x 14'6")

A spacious reception room with 2 central heating radiators and a uPVC double glazed window.



### Kitchen

4.72m x 1.75m (15'6" x 5'9")

The kitchen has laminate flooring, a central heating radiator, access to the cellar and a range of wall and base units with working surfaces over, tiled splash back, stainless steel sink unit, gas hob, integrated oven and extractor hood and space for a tall fridge freezer. To the front elevation is a uPVC double glazed window.



### LOWER GROUND FLOOR:

### Cellar

Providing useful storage and housing the gas and electric meters.

### FIRST FLOOR:

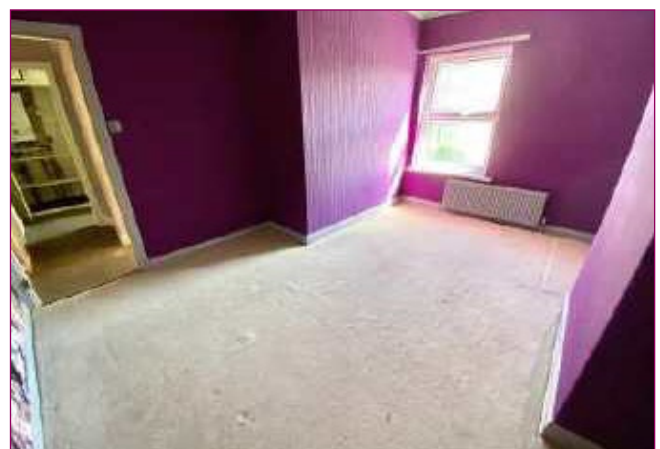
### Landing

Having a central heating radiator and fitted cupboard which provides storage and houses the central heating boiler.

### Bedroom 1

4.70m x 3.53m (15'5" x 11'7")

A good double bedroom with a central heating radiator and uPVC double glazed window.



## Bedroom 2

2.49m x 2.29m min. (8'2" x 7'6" min.)

This single room incorporates the bulkhead which has storage above, there is laminate flooring, a central heating radiator and a uPVC double glazed window.



## Bathroom

Having a four piece suite comprising shower, panelled bath, low flush wc, pedestal wash hand basin, central heating radiator and uPVC double glazed window.



## OUTSIDE:

To the front of the property is an enclosed yard area.

## COUNCIL TAX BAND:

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## 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.**

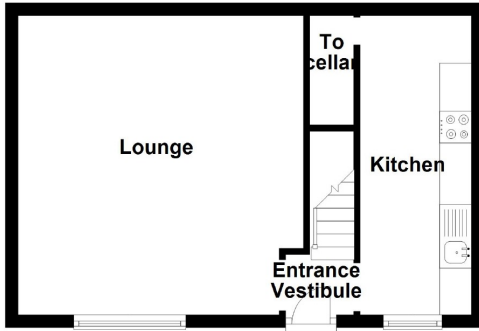
## ON-LINE CONVEYANCING

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.

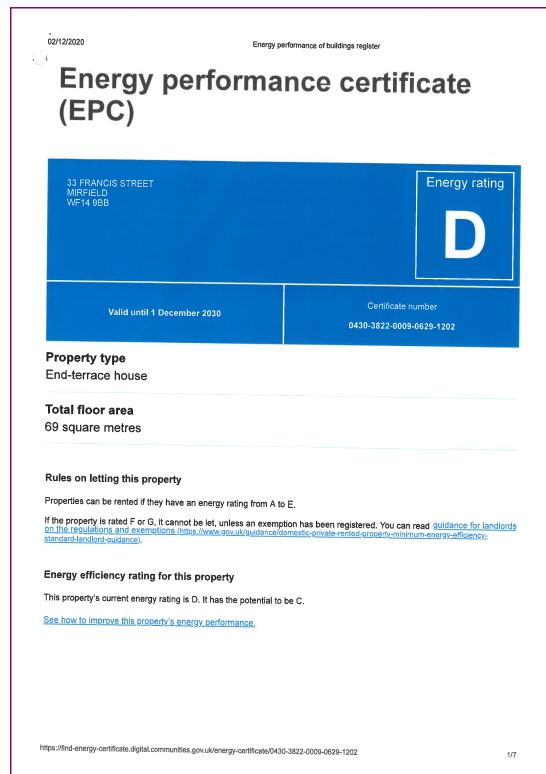
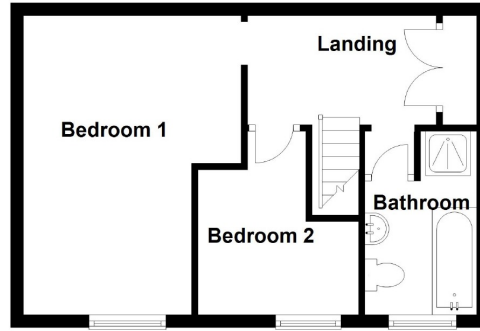
## DIRECTIONS:

Leave the Bramleys Mirfield office via Huddersfield Road travelling in the direction of Huddersfield and continue passed the parade of shops and take a right hand turning onto Doctor Lane. Turn immediately left onto Nettleton Road. Continue to the top of the road and turn left onto Nab Lane. Take the second left hand turning onto Francis Street where the property can be found on the right hand side.

Ground Floor



First Floor



# bramleys.com

## 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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