

bramleys



114 Sunnybank Road
Mirfield
WF14 0JQ

£189,950

Professionalism with Independence



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This deceptively spacious brick built detached bungalow has been recently re-decorated with accommodation briefly comprising: Entrance hall, lounge, dining room, modern fitted kitchen (recently fitted), 2 double bedrooms with fitted wardrobes and a good sized 4 piece modern bathroom suite together with lawned gardens to front and rear, driveway and attached garage. Also offering potential to create further living space within the loft (which is currently accessed via a pull down ladder). The property is conveniently situated for access to amenities and has good transport links on hand.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a timber and glazed external door into the entrance hall.

Entrance Hall

Having a central heating radiator, decorative Karndean flooring and an open archway leading into the inner hallway.

Inner Hallway

To the right hand side of the inner hallway there is a curtain which screens off a useful storage area which houses the security alarm and a door to the side elevation.

Lounge

4.52m x 4.19m (14'10" x 13'9")

Positioned to the front of the property and having a sealed unit double glazed bay window to the front elevation, a stone fireplace with timber mantel incorporating a TV plinth and electric fire point. There are 2 wall light points and a central heating radiator.



Dining Room

3.00m x 4.09m (9'10" x 13'5")

Having a secondary glazed window to the rear elevation, a central heating radiator, 2 wall light points and access into the loft rooms via a pull down ladder.



Kitchen

3.61m x 2.84m (11'10" x 9'4")

Fitted with a range of modern wall and base units with tiled splashbacks and working surfaces inset into which is 1½ bowl stainless steel sink unit with side drainer. There is an integrated gas hob with extractor hood over and oven beneath, space for a fridge freezer, a central heating radiator, space and plumbing for a dishwasher, pine cladding to the ceiling, a secondary glazed window to the side elevation and a timber and glazed external door accessing the rear garden.



Bedroom 2

3.96m x 3.91m (13'0" x 12'10")

Fitted with a range of 5 door wardrobes with over bed storage units, a central heating radiator and a sealed unit double window to the front elevation.



Bedroom 1

4.78m max x 3.99m max (15'8" max x 13'1" max)
 Also having a range of fitted wardrobes with over bed storage units and twin bedside cabinets, a set of built in wardrobes and a further set of floor to ceiling wardrobes with mirror fronted sliding doors. There is a secondary glazed bay window to the rear elevation and a central heating radiator.

Bathroom

Being fully tiled to the walls and furnished with a 4 piece suite in white comprising corner shower cubicle, low flush wc and pedestal wash hand basin. There are ceiling spotlights, Karndean flooring, chrome ladder style heated towel rail and a single glazed window.



OUTSIDE:

There is a lawned garden to the front with shrub borders together with a concrete/block paved driveway to the side providing off road parking and in turn giving access to the attached garage which has an up and over door and has plumbing for an automatic washing machine. An access pathway leads down the side of the property to the rear. The rear garden comprises a lawned area with patio, small fish pond and greenhouse.



COUNCIL TAX BAND:

E

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, Bitu Mills is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bitu Mills 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.**

RELATED SALE DISCOUNT:

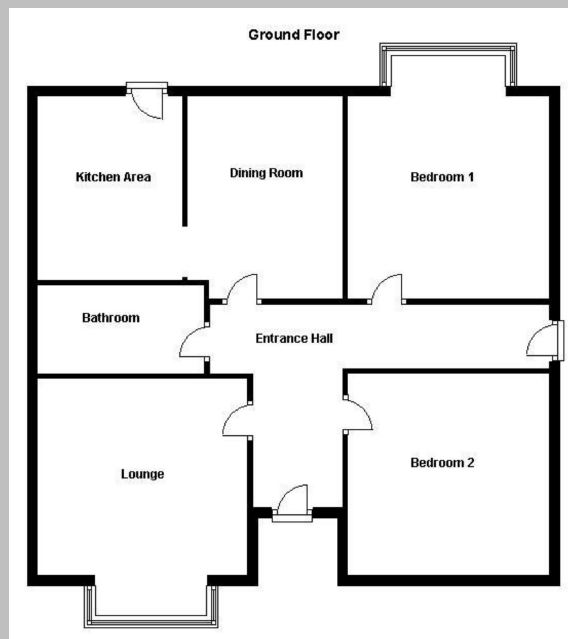
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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. Continue along as the road becomes Water Royd Lane and Old Bank Road and at it's conclusion take a left hand turn onto Sunnybank Road. Continue along where the property can be found on the right hand side clearly identified by the Bramleys For Sale board.



Energy Performance Certificate



114, Sunny Bank Road, MIRFIELD, WF14 0JQ

Dwelling type: Detached bungalow
 Date of assessment: 09 June 2014
 Date of certificate: 09 June 2014
 Reference number: 0418-7099-7276-2344-1954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

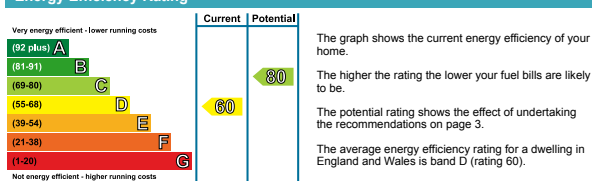
Estimated energy costs of dwelling for 3 years:	£ 3,276
Over 3 years you could save	£ 921

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 174 over 3 years	
Heating	£ 2,589 over 3 years	£ 1,965 over 3 years	
Hot Water	£ 369 over 3 years	£ 216 over 3 years	
Totals	£ 3,276	£ 2,355	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 411	✓
2 Low energy lighting for all fixed outlets	£45	£ 114	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 309	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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 in situ 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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