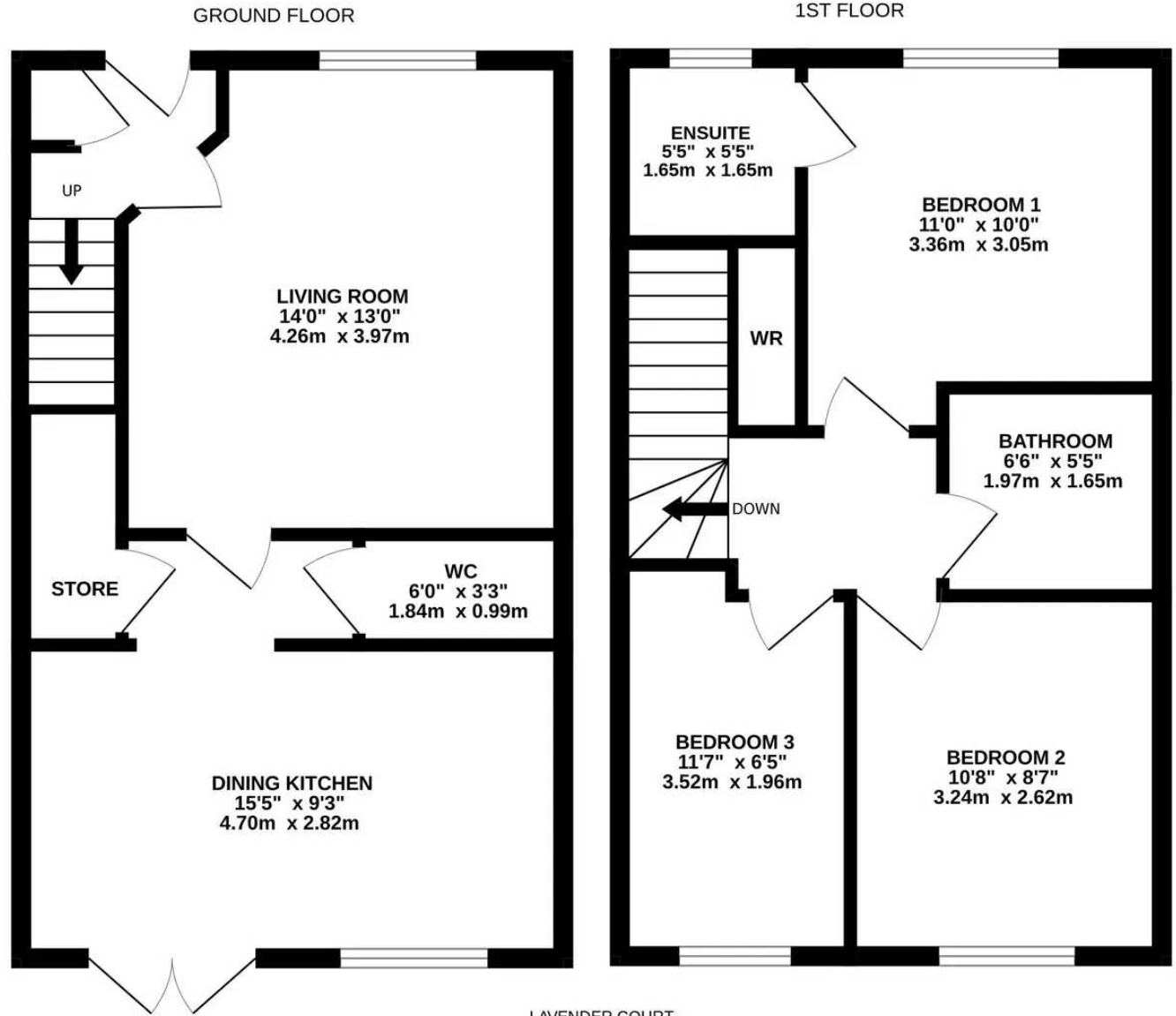




3 Lavender Court, Mirfield
Mirfield, WF14 0DZ

Offers in Region of **£270,000**



LAVENDER COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Lavender Court

Mirfield, WF14 0DZ

Constructed in 2020, a beautifully presented and well-appointed three bedroomed, semi-detached house located within this well-regarded area close to local amenities, schools, railway station and accessible for the M62 Motorway linking East Lancashire to West Yorkshire.

The property is ideal for professional persons or a young family with ready-to-move-into accommodation served by a gas central heating system and PVCU double glazing. Briefly comprising, to the ground floor, entrance lobby, living room, dining kitchen, and downstairs WC. First floor landing leading to three bedrooms with master en suite and bathroom. Externally, there is a double width tarmac driveway, providing off-road parking together with a South-Easterly facing rear garden which can be accessed from French doors in the dining kitchen. The rear garden has a flag patio and lawn.

Tenure Freehold.

Council Tax Band C.

EPC Rating B.



GROUND FLOOR

ENTRANCE LOBBY

Enter into the property through a composite and frosted, double-glazed door which opens into the entrance lobby. This has a central heating radiator and a door providing access to the living room.

LIVING ROOM

14' 0" x 13' 0" (4.27m x 3.96m)

This comfortable and well-proportioned reception room is situated to the front of the property and provides access to the dining kitchen and the downstairs w.c.

DOWNSTAIRS W.C.

6' 0" x 3' 3" (1.83m x 0.99m)

The downstairs w.c. is fitted with a pedestal wash hand basin with chrome Monobloc tap, tiled splashback, and low-level w.c.





DINING KITCHEN

15' 5" x 9' 3" (4.70m x 2.82m)

The dining kitchen has PVCU double glazed window and adjacent French doors, all of which provide this area with plenty of natural light. There are inset LED downlighters, ceiling light point and low level LED lighting, fitted with a range of grey, gloss base and wall cupboards with concealed lighting behind and drawers, these are complemented by contrasting, overlying timber effect worktops, together with inset one and a half bowl single drainer stainless steel sink with chrome Monobloc tap, four ring halogen hob with extractor hood over, integrated microwave, integrated electric fan-assisted oven, integrated fridge, integrated freezer, integrated, slimline dishwasher and integrated washer/dryer.



FIRST FLOOR

BEDROOM ONE

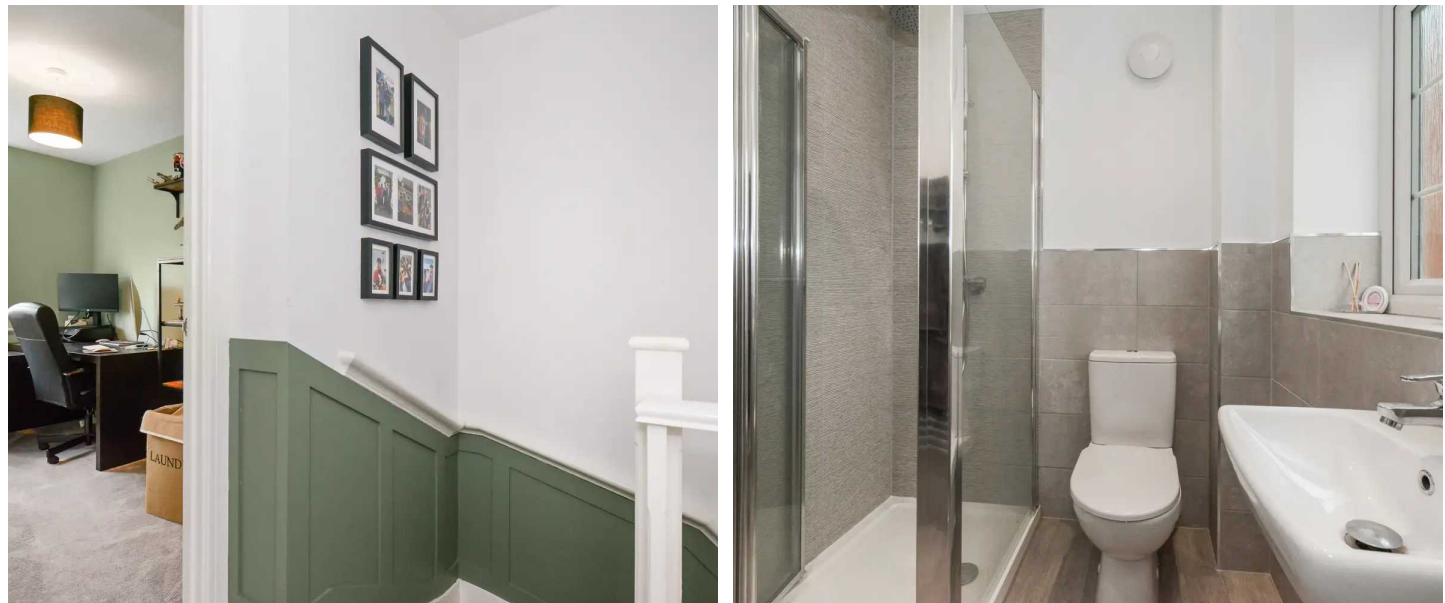
11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom one is a double room is situated to the front of the property and features a fitted, floor-to-ceiling wardrobe with sliding mirrored doors. A door gives access to the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

5' 5" x 5' 5" (1.65m x 1.65m)

The en-suite shower room is tiled to dado height on the walls and to the full ceiling height around the shower. It is fitted with a hand wash basin with chrome Monobloc tap, a low-flush w.c., and a shower cubicle with chrome shower fitting.





BEDROOM TWO

10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom two is another double bedroom which looks out over the rear garden.

BEDROOM THREE

11' 7" x 6' 5" (3.53m x 1.96m)

Bedroom three is situated adjacent to bedroom two and, once again, has a window which looks out over the rear garden.

HOUSE BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

The house bathroom is tiled to dado height on the walls and to ceiling height around the panel bath, which also features glazed shower screen and chrome shower fitted. In addition, there is a pedestal wash hand basin with chrome Monobloc tap and a low-flush w.c.



EXTERNAL

GARDEN

To the right hand side of the property is a timber hand gate which opens onto a pathway leading to the rear garden (which can also be accessed via the French doors in the dining kitchen). The rear garden features a flagged patio area, lawn, and is bordered by a timber fence.

DRIVEWAY

2 Parking Spaces

To the front of the property is a double width, tarmacadam driveway with flagged pathway leading to the front door, and bordered by shrubs.



VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main 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

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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