

# bramleys



62 Knowl Road  
Mirfield  
WF14 8DL

£410,000

*Professionalism with Independence*



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*A rare opportunity to acquire this superb Victorian 4 bedroom semi-detached family home which dates back to 1876. Situated in this first class residential area, within walking distance to the centre of Mirfield and train station with direct links to Leeds, Manchester and London and handily placed for well renowned schooling. Having an array of period features one would expect from a property of this age it will surely impress those that prefer a property with character. An internal viewing is an absolute must to fully appreciate. Having gas fired central heating, security alarm and accommodation comprising: Entrance hall, lounge, dining room, Oak dining kitchen, conservatory, 4 double bedrooms (master with dressing room), 2 bathrooms, large store room and cellar/utility. Outside there is an extremely private and well stocked rear garden, driveway, stone built garage, outbuilding and wc. NO VENDOR CHAIN*

The accommodation briefly comprises:-

#### **GROUND FLOOR:**

The main entrance is extremely impressive with solid timber door and glazed porthole window, decorative stonework surround and marble pillars to either side.

#### **Entrance Hallway**

Having an array of period features to include spindle balustrade staircase, decorative ceiling coving, solid pine internal doors, Lincrusta to dado height on the walls and a central heating radiator.

#### **Lounge**

5.97m max. to bay x 4.24m (19'7" max. to bay x 13'11")

This spacious reception room has plenty of natural light coming from the double aspect sash windows, there is a feature marble fireplace with tiled hearth and living flame coal effect gas fire, heavy ceiling coving and 2 central heating radiators.



#### **Dining Room**

3.33m x 4.32m (10'11" x 14'2")

The main focal point of the room being the feature marble fireplace with decorative tiling and living flame coal effect gas fire. There is a beautiful ornate ceiling rose and matching covings, picture rail and 2 large sash windows.



#### **Rear Entrance**

Having terracotta tiled flooring, external timber door with decorative single glazed window to the side, access to the kitchen and the lower ground floor cellar.

#### **Kitchen**

4.22m x 4.52m (13'10" x 14'10")

Having a working AGA, tiled terracotta floor, a range of Oak wall and base units with working surfaces and tiled splash backs. There is a one and a half bowl ceramic sink with mixer tap, beamed ceiling, space and plumbing for a dishwasher and refrigerator. There is a large sash window which again lets in plenty of natural light and a timber and glazed door giving access to the conservatory.



### Conservatory

2.51m x 3.81m (8'3" x 12'6")

Also having terracotta flooring, a central heating radiator, sealed unit double glazed windows and French doors to the front which open out onto the private patio and garden.



### LOWER GROUND FLOOR:

#### Cellar/Utility

1.96m x 4.14m (6'5" x 13'7")

This useful cellar room provides additional storage and has a working surface with stainless steel sink unit and side drainer, plumbing for a washing machine and space for a tumble dryer.

#### Cellar Room 2

4.57m x 4.11m (15'0" x 13'6")

Another good size store room having power and light, large stone table and stone flagged flooring.

### FIRST FLOOR:

#### Landing

Having a spindle balustrade staircase leading to the second floor and an ornate coloured glass window.

#### Master Bedroom/Dressing Room

##### Dressing Room

4.27m x 3.35m (14'0" x 11'0")

Having a feature fireplace with living flame coal effect gas fire, fitted wardrobes, sash window and central heating radiator. This room is open plan to the master bedroom.



#### Master Bedroom

4.27m x 4.85m (14'0" x 15'11")

Having 2 large sash windows, 2 central heating radiators, ceiling coving and ceiling rose.



#### Bedroom 2

4.60m x 4.11m (15'1" x 13'6")

Having a feature fireplace with living flame coal effect gas fire, fitted linen cupboard which houses the cylinder, picture rail, uPVC double glazed window and a sash window.



#### Family Bathroom

Having a walk-in double shower, roll top bath with central mixer tap and clawed feet, pedestal wash hand basin, low flush WC, heated towel radiator, 2 wall light points, part tiling to the walls, tiled floor, central heating radiator and sash window.





## SECOND FLOOR:

### Landing

### Bedroom 3

4.14m x 4.62m (13'7" x 15'2")

Having a cast iron fireplace, dado rail, 2 uPVC double glazed windows and central heating radiator. There is also access to the loft space.



### Jack and Jill Bathroom

Having a panelled bath, low flush WC and pedestal wash hand basin. There is a central heating radiator, pine clad ceiling, Velux window and part tiled walls. This bathroom gives access to bedroom 4.



### Bedroom 4

4.80m x 3.78m (15'9" x 12'5")

Having a fitted wardrobe, central heating radiator, dado rail, Velux window and access to a large store room.



### Store Room

3.12m x 4.22m (10'3" x 13'10")

Having a Velux window and fitted wall and base units to one wall.

### OUTSIDE:

Twin wrought iron gates give access to the long driveway which is paved/gravelled and provides off road parking for a number of vehicles. The drive leads to a stone built detached garage. A date stone confirms Wheat Croft Villas was built in 1876. There is a stone outbuilding/store with attached WC, which is handy if you are working in the garden. The front garden is well stocked with small lawn, a variety of plants, shrubs and mature trees. The rear garden is extremely private and has an abundance of plants, shrubs, mature trees and flagged patio area a great space for the keen gardener and ideal for relaxing/entertaining in the summer months. There are also external power sockets and security lighting.

### Double Tandem Garage

3.00m x 6.27m (9'10" x 20'7")

Having twin timber doors to the front, internal power and lighting and single glazed window to the side.

### Outbuilding/Store

3.00m x 3.48m (9'10" x 11'5")

Also having internal power and lighting, a stainless steel sink, water tap and single glazed window.

### COUNCIL TAX BAND:

D

### 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, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley 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.

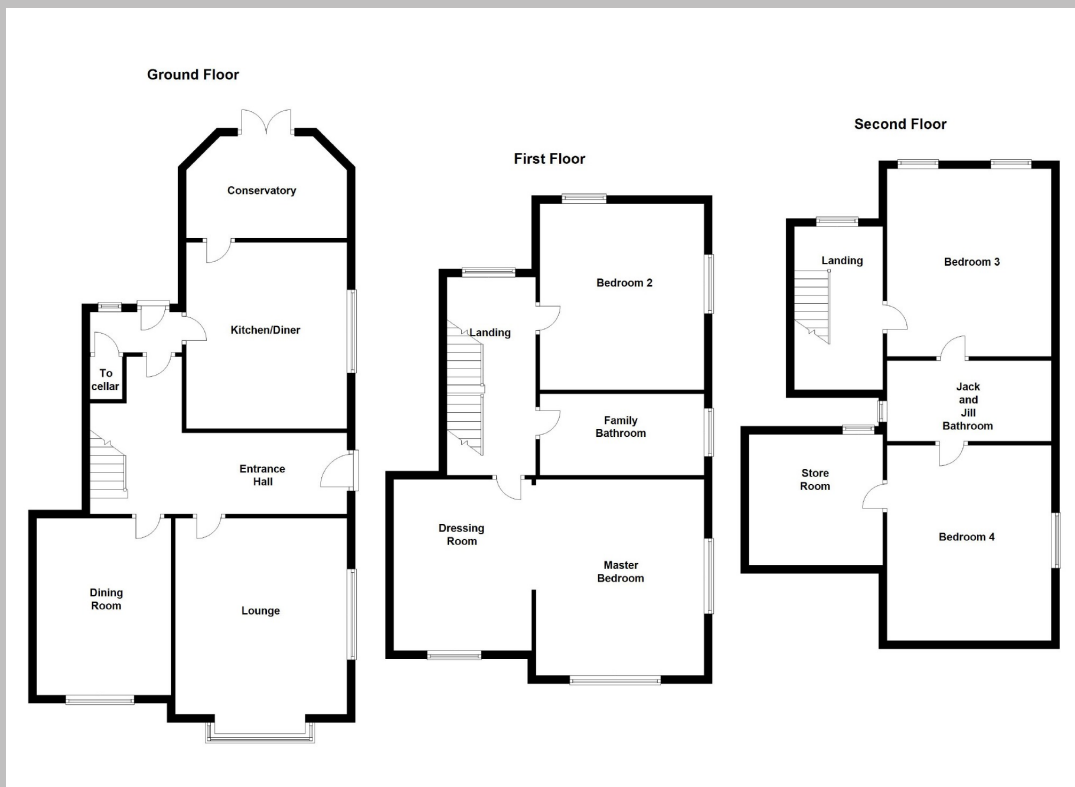
### DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Dewsbury, take the first left hand turning onto Knowl Road where the property can be found on the right hand side.









### Energy Performance Certificate HM Government

**62, Knowl Road, MIRFIELD, WF14 8DL**

Dwelling type:	Semi-detached house	Reference number:	8813-7525-5570-8164-6906
Date of assessment:	04 May 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 May 2017	Total floor area:	204 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,394</b>
<b>Over 3 years you could save</b>	<b>£ 4,461</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 288 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 4,461 over 3 years</b> </div>
Heating	£ 7,230 over 3 years	£ 3,372 over 3 years	
Hot Water	£ 639 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 8,394</b>	<b>£ 3,933</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
45	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,125	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,815	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 324	✔

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

- 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.
- 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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