

# bramleys

# For Sale

**24 PORTAL DRIVE  
MIRFIELD  
WF14 0JL**

**RESIDENTIAL SALES**

**£285,000**



- **4 DOUBLE BEDROOMS**
- **EN-SUITE TO MASTER**
- **PRIVATE ENCLOSED GARDEN**
- **GARAGE WITH UTILITY**
- **MODERN KITCHEN & BATHROOM**
- **CONSERVATORY EXTENSION**



*OFFERED WITH NO VENDOR CHAIN* This extended 4 bedroom detached family home is situated on a quiet cul-de-sac conveniently located for Mirfield town centre and train station which are approximately 1.5 miles away, together with popular schooling and amenities nearby. Ideal for a young family this well maintained home has had a new roof fitted recently (with guarantee) electrical upgrade and modern fitted kitchen and bathroom installed. The accommodation comprises: entrance hall, lounge, dining room, kitchen with integrated appliances, conservatory, larger than average garage with utility space, 4 good bedrooms, master with en-suite and range of fitted wardrobes and 4 piece family bathroom. Outside there is parking for up to 3 vehicles and an enclosed private lawned garden with decking to the rear.

### The accommodation briefly comprises:-

#### GROUND FLOOR:

A uPVC entrance door with glazed side panel gives access to the entrance hall.

#### Entrance Hallway

Having a staircase rising to the first floor and a central heating radiator.



#### Lounge

3.99m x 3.71m (13'1" x 12'2")

Having a central heating radiator, fireplace with gas fire, uPVC double glazed window to the front and double doors leading to the dining room.



#### Dining Room

2.87m x 3.18m (9'5" x 10'5")

Having a central heating radiator and glazed double doors which lead into the conservatory.



#### Conservatory

3.25m x 3.28m (10'8" x 10'9")

Having uPVC double glazed windows, French doors to the side and central ceiling fan.

#### Kitchen

2.97m x 2.64m (9'9" x 8'8")

This modern fitted kitchen has a range of matching wall and base units with working surfaces over and co-ordinating tiled splash back, there is a 5 ring gas hob with extractor hood over, integrated double oven and microwave, integrated dishwasher, fridge, plinth heater and useful built in pantry under the staircase. The kitchen has a uPVC double glazed window overlooking the garden and side door which leads into the garage.



## FIRST FLOOR:

### Landing

The landing has a built in linen cupboard and access to the loft which is part boarded.

### Master Bedroom

3.96m x 3.28m (13'0" x 10'9")

Having fitted wardrobes which provide hanging space, drawers and TV compartment, the room has a central heating radiator and uPVC double glazed window.



### En-Suite Shower Room

This spacious en-suite enjoys a double shower enclosure, wash basin and wc housed in a vanity unit, extractor fan, recessed lighting, central heating radiator and uPVC double glazed window.



### Bedroom 2

3.30m x 3.15m (10'10" x 10'4")

This lovely light and airy double room has a central heating radiator and uPVC double glazed window.



### Bedroom 3

3.51m x 2.79m (11'6" x 9'2")

Having a central heating radiator, loft access and uPVC double glazed window.



### Bedroom 4

2.79m x 2.87m (9'2" x 9'5")

Also having a central heating radiator and uPVC double glazed window.



## Family Bathroom

A modern fully tiled bathroom with shower enclosure, panelled bath, low flush wc, vanity unit with wash basin, chrome ladder style radiator, built in storage cupboard and uPVC double glazed window.



## OUTSIDE:

There is a blocked paved driveway to the front of the property providing off road parking for up to 3 vehicles, bin storage to the side and an enclosed private lawn with flagged patio and decking to the rear. There is a garden shed and timber summer house also included within the sale. The garage is larger than average measuring 20'8" x 9'4" and has an up and over door internal power and lighting. The utility area within the garage has base units, sink with side drainer, space and plumbing for a washing machine and houses the central heating boiler. There is a further door which accesses the garden.



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

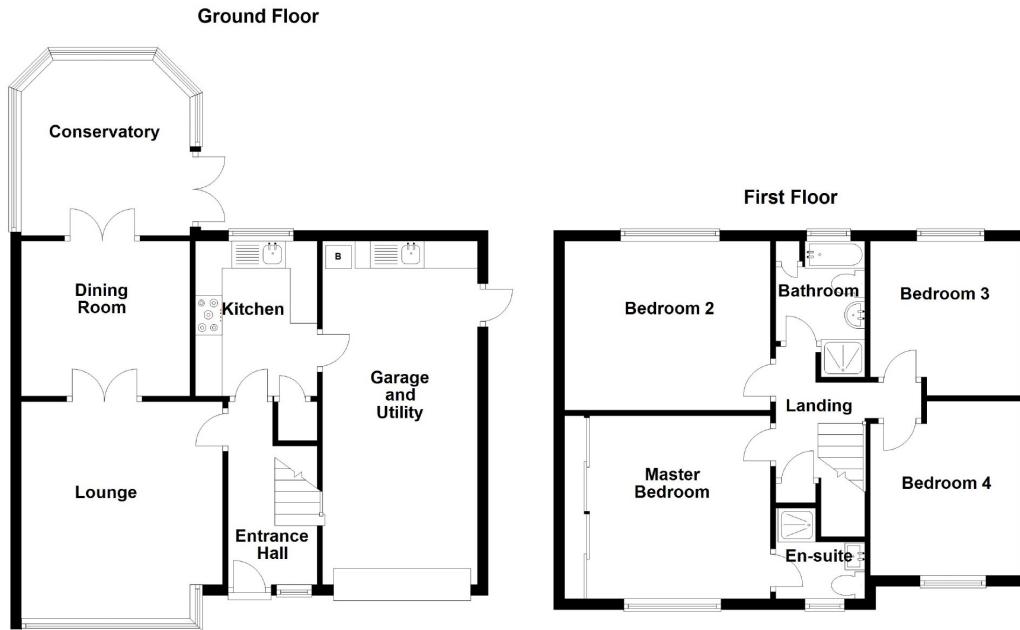
## ON-LINE CONVEYANCING SERVICES:

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. 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 at the head of the cul-de-sac.





### Energy Performance Certificate

HM Government

24, Portal Drive, MIRFIELD, WF14 0JL

Dwelling type: Detached house	Reference number: 8285-7026-3470-5794-9926
Date of assessment: 24 June 2015	Type of assessment: RuSAP, existing dwelling
Date of certificate: 24 June 2015	Total floor area: 99 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

Estimated energy costs of dwelling for 3 years:	£ 3,600
Over 3 years you could save	£ 1,083

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 3,072 over 3 years	£ 2,100 over 3 years	
Hot Water	£ 348 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 3,600</b>	<b>£ 2,517</b>	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green; font-weight: bold;">           You could save £ 1,083 over 3 years         </div>

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

(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current
Potential

73

57

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
1 Cavity wall insulation	\$500 - \$1,500	£ 819
2 Floor insulation (suspended floor)	\$800 - \$1,200	£ 150
3 Solar water heating	\$4,000 - \$6,000	£ 114

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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:

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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