

# bramleys

# For Sale

**2 CROWLEES GARDENS  
MIRFIELD  
WF14 9NZ**

**RESIDENTIAL SALES**

**£475,000**



- **LARGE CONSERVATORY EXTENSION**
- **DOUBLE GARAGE**
- **NO VENDOR CHAIN**
- **5/6 BEDROOMS**
- **MODERN FIXTURES & FITTINGS**
- **EN-SUITE TO MASTER BEDROOM**



*The superb 5/6 bedroom detached family home is much larger than it would first appear from the exterior having been extended from its original design and offering versatile living accommodation. Situated on this small development enjoying a quiet cul-de-sac position and having ample off road parking for numerous vehicles together with a double garage. Having uPVC double glazing, gas fired central heating, security alarm and CCTV with accommodation comprising: enclosed porch, entrance hall with built in store, wc, lounge, dining room, dining kitchen, utility, large conservatory with adjoining additional conservatory, study/bed 6, first floor there is a four piece family bathroom and 5 further bedrooms with en-suite to the master bedroom. Handily placed for sought after schools, Mirfield centre and train station with direct links to Leeds, Manchester and London.*

### **The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

A composite entrance door gives access to the entrance vestibule.

#### **Entrance Vestibule**

Having a feature stone wall and tiled flooring. Double composite doors give access to the entrance hall.

#### **Entrance Hallway**

Having Oak flooring, central heating radiator, inset spotlighting, open staircase which rises to the first floor and access to a large store cupboard which houses the central heating boiler.



#### **Wc**

A modern two piece suite comprising vanity wash basin with storage beneath, low flush wc, chrome radiator, tiled flooring and uPVC double glazed window.

#### **Study/Bedroom 6**

3.45m x 2.84m (11'4" x 9'4")

This room makes a great study or alternatively a ground floor double bedroom. There is a central heating radiator and uPVC double glazed window.



#### **Lounge**

4.57m x 4.17m plus bay (15'0" x 13'8" plus bay)

Having a uPVC double glazed bay window, central heating radiator and electric fire. There is also a gas fire point which has been capped off.



#### **Dining Room**

3.91m x 3.28m (12'10" x 10'9")

This versatile room is large enough to be utilised as a sitting room ideal for teenagers wanting their own space or a play room for younger children. Having Oak flooring, central heating radiator and uPVC double glazed window.





### Dining Kitchen

6.35m x 3.15m max 2.57m min (20'10" x 10'4" max 8'5" min)

Having an extensive range of wall and base units with working surfaces over, tiled splash back, there is an inset Blanco sink unit with mixer tap, space for a Range style cooker with extractor hood over, integrated dishwasher, central heating radiator, laminate flooring, external door, uPVC double glazed window and patio doors which lead into the conservatory.



### Utility Room

3.28m x 1.52m (10'9" x 5'0")

Having additional wall and base units with working surface over and inset stainless steel sink unit, space and plumbing for a washing machine and drier, space for a tall fridge freezer and uPVC double glazed window.

### Conservatory 1

6.02m x 4.50m max 2.95m min (19'9" x 14'9" max 9'8" min)

This larger than average room is a great space for entertaining guests and has ample space for a sofa, dining table and chairs and has laminate flooring, fitted blinds, French doors lead into the adjoining conservatory and a further set lead out onto the rear garden.



### Conservatory 2

3.45m x 2.97m (11'4" x 9'9")

Having wood flooring and French doors which lead out onto the rear garden.

### FIRST FLOOR:

#### Landing

The landing has a central heating radiator and built in linen cupboard which houses the pressurised hot water cylinder.

#### Master Bedroom

4.93m x 3.61m to robes (16'2" x 11'10" to robes)

This spacious double bedroom has fitted wardrobes which provide hanging and shelving facilities, there is a central heating radiator and two uPVC double glazed windows to the side and front.



#### En-Suite Shower Room

A large en-suite with fully tiled walls and floor, low flush wc, vanity wash basin with storage beneath, large walk in shower, chrome heated towel rail and uPVC double glazed window.

## Bedroom 2

3.66m x 3.12m (12'0" x 10'3")

This double room has fitted wardrobes, a central heating radiator and uPVC double glazed window.

## Bedroom 3

3.56m x 3.12m (11'8" x 10'3")

Another double with a central heating radiator and uPVC double glazed window.

## Bedroom 4

3.15m x 2.59m (10'4" x 8'6")

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



## Bedroom 5

2.92m x 2.59m (9'7" x 8'6")

Having a central heating radiator and uPVC double glazed window.

## Family Bathroom

The bathroom has tiled walls and flooring and modern four piece suite comprising panelled bath with mixer tap shower attachment, low flush wc, vanity wash basin with storage beneath, corner shower cubicle, heated towel rail and uPVC double glazed window.



## OUTSIDE:

To the front is a small lawned garden with patio. A block paved walkway gives access to the property. The driveway offers ample off road parking for numerous vehicles and gives access to the detached double garage 16'10" x 16'10". The garage has an automatic roller shutter door, internal light and power. A paved path to the side leads to the rear garden which is enclosed therefore safe for pets and young children. There is a flagged patio and lawn, mature trees and access to an external water tap.

## 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, 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.

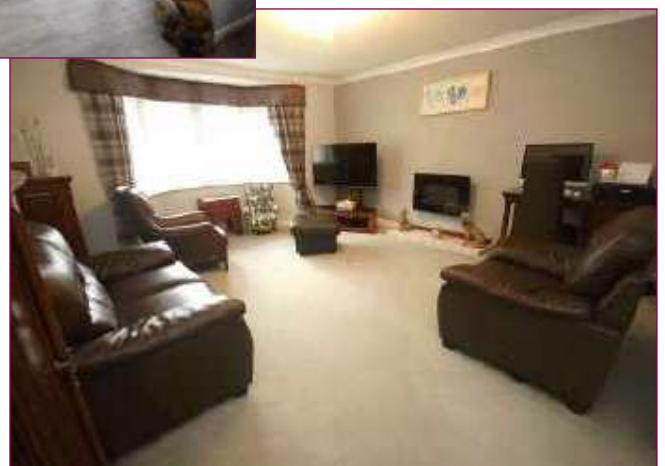
## ON-LINE CONVEYANCING SERVICES:

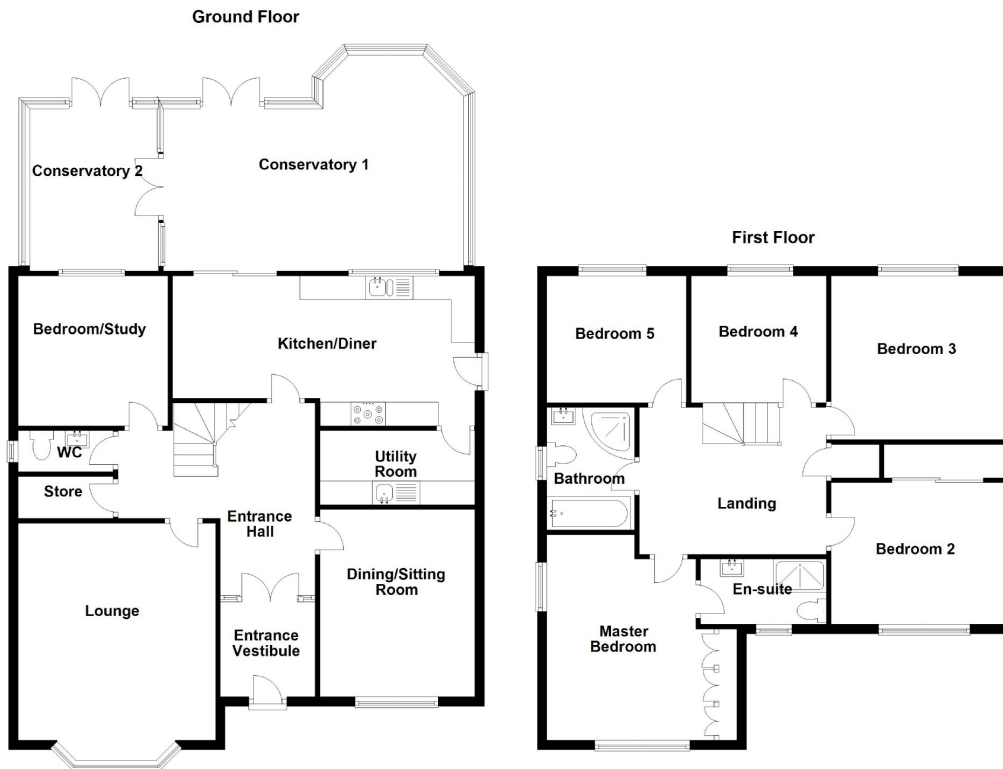
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## DIRECTIONS:

Leave Bramleys Mirfield office via Huddersfield Road in the direction of Dewsbury and take the first left hand turning onto Knowl Road. Turn right onto Crowlees Road, continue along this road and follow the road round onto Richard Thorpe Avenue and Crowlees Garden can be found on the left hand side.







### Energy Performance Certificate

**2, Crowlees Gardens, MIRFIELD, WF14 9NZ**

**Dwelling type:** Detached house  
**Date of assessment:** 20 August 2014  
**Date of certificate:** 20 August 2014

**Reference number:** 8004-7028-2110-5720-0922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 189 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>£ 3,897</b>
<b>Over 3 years you could save</b>	<b>£ 432</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 3,303 over 3 years	£ 2,871 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 3,897</b>	<b>£ 3,465</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

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 Floor Insulation	£800 - £1,200	£ 342
2 Draught proofing	£80 - £120	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 744

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:

- 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 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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