

bramleys

For Sale

**27 FLASH LANE
MIRFIELD
WF14 0PJ**

RESIDENTIAL SALES

£185,000



- **NO VENDOR CHAIN**
- **3 DOUBLE BEDROOMS**
- **USEFUL CELLAR**
- **ON STREET PARKING**
- **PERIOD FEATURES**
- **MODERN KITCHEN & BATHROOM**



This lovely 3 double bedroom character semi-detached property is offered for sale with no vendor chain. Handily placed for schooling, public transport links and Mirfield town centre which is approximately 1½ miles away. The property would ideally suit a first time buyer, young family or professional couple. Having a gas fired central heating system, uPVC double glazing and accommodation comprising:- entrance hall, cellar, dining kitchen, lounge, 3 bedrooms (master bed with walk-in wardrobe) and a modern three piece bathroom. Externally the property has low maintenance gardens to the front and rear. Offered for sale with no vendor chain.

The accommodation briefly comprises:-

GROUND FLOOR:

An entrance door gives access to the entrance hallway

Entrance Hallway

Having a trap door within the floor which gives access to the cellar.

Lounge

4.57m x 4.37m (15'0" x 14'4")

Having an inglenook fireplace with electric fire, wall lights and uPVC double glazed window to the front elevation.



Kitchen Diner

5.33m x 3.73m (17'6" x 12'3")

Having a range of wall and base units with working surfaces over, tiled splash backs, sink unit and side drainer, electric oven, hob, space and plumbing for a washing machine, feature beam, tiled flooring, uPVC double glazed window and external door to rear garden.



LOWER GROUND FLOOR:

Cellar

A useful cellar providing storage space and offering scope for conversion (subject to all necessary consents).

FIRST FLOOR:

Landing

Master Bedroom

3.28m x 2.95m (10'9" x 9'8")

Having a walk in wardrobe, central heating radiator and uPVC double glazed window.



Bedroom 2

3.43m x 3.78m (11'3" x 12'5")

Having a central heating radiator and a uPVC double glazed window to the rear elevation.



Bedroom 3

2.51m max x 4.60m (8'3" max x 15'1")

Having a central heating radiator and a uPVC double glazed window to the front elevation.



Bathroom

Having a low flush wc, bath with shower attachment over, wash hand basin, tiled walls and flooring, chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

To the front is a low maintenance gravelled garden with wrought iron gate. The rear garden has timber decking and a small lawned section. Please note number 27 has access over the rear garden of the neighbouring property.



COUNCIL TAX BAND:

C

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.**

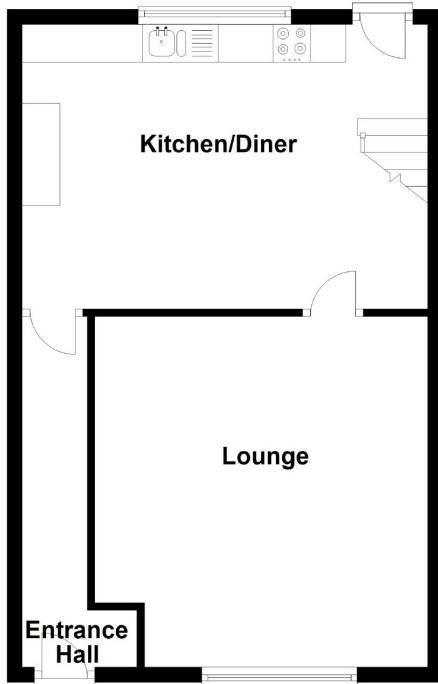
ON-LINE CONVEYANCING SERVICES:

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.

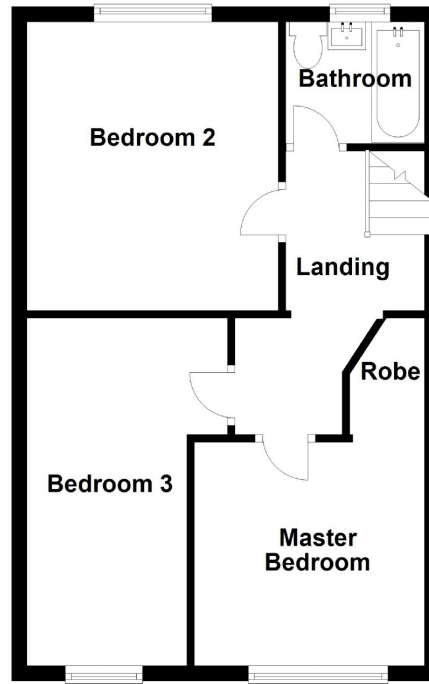
DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Dewsbury, continue for approximately 1/4 mile, turning left into Church Lane which then becomes Dunbottle Lane. At the Dusty Miller turn right onto Flash Lane where the property can be found after a short distance on the left hand side.

Ground Floor



First Floor



Energy Performance Certificate

27, Flash Lane, MIRFIELD, WF14 0PJ

Dwelling type: Semi-detached house	Reference number: 8355-7822-1859-9136-7992
Date of assessment: 16 December 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 December 2015	Total floor area: 99 m ²

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:	£ 4,077
Over 3 years you could save	£ 2,379

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 368 over 3 years	£ 183 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> You could save £ 2,379 over 3 years </div>
Heating	£ 3,291 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 420 over 3 years	£ 228 over 3 years	
Totals	£ 4,077	£ 1,698	

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

88

62

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,329
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180
3 Low energy lighting for all fixed outlets	£60	£ 144

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

bramleys.com

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

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
27 Horton Street, Halifax HX1 1QE
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk