

bramleys

For Sale

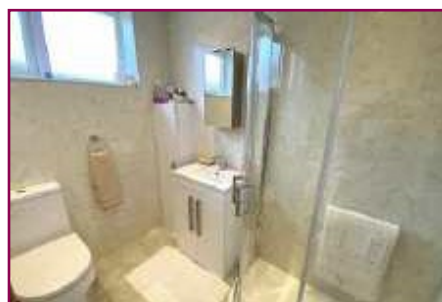
**11 WESTFIELDS AVENUE
MIRFIELD
WF14 9PN**

RESIDENTIAL SALES

£189,950



- **WELL MAINTAINED**
- **SOUGHT AFTER LOCATION**
- **MODERN SHOWER ROOM**
- **UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **RESIN DRIVEWAY WITH AMPLE PARKING & GARAGE**
- **NO VENDOR CHAIN**



Bramleys are delighted to welcome to the market this well maintained 2 bedroom semi detached true bungalow which is offered for sale with NO VENDOR CHAIN. Situated in this sought after residential location, yet handily placed for Mirfield town centre and all the amenities afforded there. The property has had upgraded windows in recent years along with a newly fitted modern shower room. Other features include gas fired central heating and an alarm system along with accommodation comprising: Entrance porch, entrance hallway, lounge, kitchen, 2 bedrooms and a shower room. Externally there is off road parking for a number of cars and detached garage along with gardens to front and rear.

The accommodation briefly

GROUND FLOOR:

Entrance Vestibule

Hallway

Having a built in storage cupboard, central heating radiator and access to the loft.

Kitchen

3.28m x 3.10m (10'9" x 10'2")

The kitchen has a range of wall and base units with working surfaces over, part tiled walls, gas cooker point with extractor hood over, plumbing for washing machine, stainless steel sink unit and side drainer, central heating radiator, two uPVC double glazed windows and laminate flooring.



Lounge

4.60m x 3.43m (15'1" x 11'3")

Having a gas fire, a central heating radiator and uPVC double glazed window.



Bedroom 1

3.96m x 3.43m (13'0" x 11'3")

This double room has fitted wardrobes and over-bed storage cupboards, a central heating radiator and uPVC double glazed window.



Bedroom 2

3.28m x 3.07m (10'9" x 10'1")

This second bedroom is currently being used as a second reception room and has a central heating radiator and uPVC French doors which lead out onto the garden.



Shower Room

This modern suite has panelled walls and ceiling, vanity sink unit, corner shower, low flush wc, ladder style radiator and uPVC double glazed window.



OUTSIDE:

A gated resin driveway to the front provides off road parking and there is a garage with internal power and lighting. The garden to the front is gravelled with flower borders and there is a further low maintenance garden to the rear with artificial grassed section and lawn with mature planted borders.



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.**

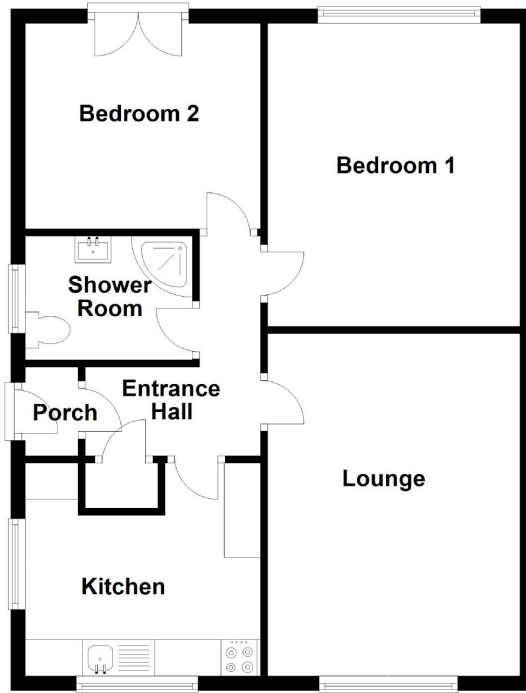
ON-LINE CONVEYANCING

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 travelling in the direction of Dewsbury and take an immediate left hand turning into Knowl Road. After approximately 500 yards take a right hand turning into Crowlees Road. Then take the first left into Westfield Road and then first right into Westfields Avenue where the property can be found on the right hand side.

Ground Floor



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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

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