

bramleys

For Sale

**4 KITSON HILL ROAD
MIRFIELD
WF14 9EL**

RESIDENTIAL SALES

£120,000



- NO VENDOR CHAIN
- WELL MAINTAINED
- IDEAL FOR FIRST TIME BUYER
- HANDILY PLACED FOR SCHOOLS & AMENITIES
- SPACIOUS LOUNGE
- MODERN FIXTURES & FITTINGS



This 3 bedroom terraced property is handily placed for local amenities and within walking distance to Mirfield Free Grammar School, with transport services close at hand and the centre of Mirfield approximately one mile away. Offering well maintained accommodation ready to move straight into with neutral decor, uPVC double glazing, gas central heating and modern kitchen and bathroom fittings. An ideal purchase for the first time or investor with accommodation comprising: Entrance vestibule, spacious lounge, kitchen, cellar, three first floor bedrooms and three piece bathroom together with low maintenance paved yard to rear. NO VENDOR CHAIN

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

Entrance Vestibule

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

Lounge

4.88m x 4.62m (16'0" x 15'2")

A spacious reception room with ample space for a small dining table and having a fireplace surround with marble interior and hearth and coal effect gas fire, laminate flooring, ceiling coving and uPVC double glazed window.



Kitchen

2.74m x 2.69m (9'0" x 8'10")

Having a range of modern wall and base units with working surfaces and tiled splash back, breakfast bar, stainless steel sink unit with side drainer and mixer tap, integrated oven, gas hob with stainless steel extractor hood over, laminate flooring, uPVC double glazed window and door accessing the rear yard. The kitchen also gives access to the cellar.

LOWER GROUND FLOOR:

Cellar

Providing storage space and housing the meters.

FIRST FLOOR:

Landing

A good size landing with space for an additional wardrobe if required.



Bedroom 1

3.28m x 3.40m (10'9" x 11'2")

Having 4 door fitted wardrobes, central heating radiator and uPVC double glazed window.



Bedroom 2

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

Having a central heating radiator and uPVC double glazed window.



Bedroom 3

2.18m x 2.06m min. ext. to 2.72m max. (7'2" x 6'9" min. ext. to 8'11" max.)

Having a central heating radiator, bulkhead storage with cupboards above and a uPVC double glazed window.

Bathroom

Having part tiled walls, panelled bath with Mira GO shower attachment over and shower screen, low flush wc, pedestal wash hand basin, central heating radiator, extractor fan and uPVC double glazed window.



OUTSIDE:

There is a small gravelled garden to the front with enclosed, low maintenance paved area to the rear.



COUNCIL TAX BAND:

A

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.

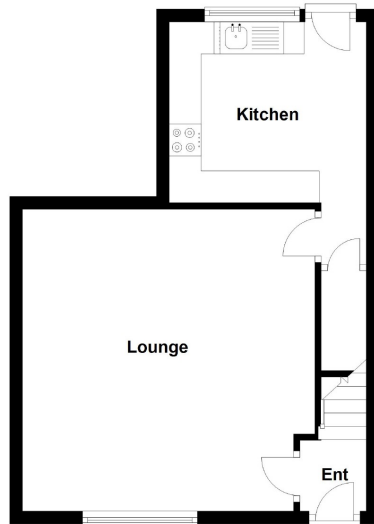
ON-LINE CONVEYANCING SERVICES:

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.

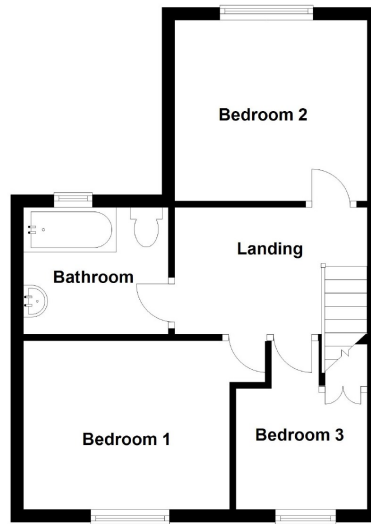
DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury taking the first left hand turning onto Knowl Road. Continue along Knowl Road as it becomes Water Royd Lane and take a left hand turning onto Kitson Hill Road where the property can be found after a short distance on the right hand side.

Ground Floor



First Floor



Energy Performance Certificate



4, Kitson Hill Road, MIRFIELD, WF14 9EL

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2018
Date of certificate: 05 September 2018
Reference number: 0758-5033-7221-6708-1930
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

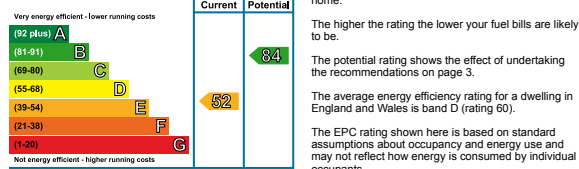
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,126
Over 3 years you could save	£ 1,347

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 177 over 3 years	You could save £ 1,347 over 3 years
Heating	£ 2,583 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
Totals	£ 3,126	£ 1,779	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 969
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Low energy lighting for all fixed outlets	£15	£ 57

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 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 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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