

# bramleys

# For Sale

**34 SOUTH STREET  
MIRFIELD  
WF14 8PL**

**RESIDENTIAL SALES**

**£89,950**



- NO VENDOR CHAIN
- DOUBLE BEDROOM WITH EN-SUITE BATHROOM
- OCCASIONAL ROOM/OFFICE
- IDEAL PURCHASE FOR FIRST TIME BUYER OR LANDLORD
- UPVC DG & GAS FIRED CENTRAL HEATING
- WALKING DISTANCE TO CENTRE OF MIRFIELD



*This well maintained 1/2 bedroom back to back terraced property would make an ideal purchase for the first time buyer/investor. Being situated within walking distance to the centre of Mirfield and all its amenities together with the local train station and Hopton Primary School. Having uPVC double glazing, gas fired central heating and accommodation comprising: open plan lounge/kitchen, lower ground floor cellar, double bedroom with en-suite bathroom and occasional bedroom 2/dressing room which has borrowed light from the en-suite which would also make a great home office. Offered for sale with no vendor chain.*

## **The accommodation briefly**

### **GROUND FLOOR:**

#### **Open Plan Lounge/Kitchen**

4.24m x 4.11m (13'11" x 13'6")

This spacious room has a range of wall units with concealed lighting and base cupboards with working surfaces over, integrated oven and gas hob, stainless steel sink unit, space for a refrigerator, space and plumbing for a washing machine, wall mounted Ferroli central heating boiler. Also having ceiling coving and original ceiling rose, a central heating radiator and uPVC double glazed window and entrance door. The lounge gives access to the cellar.



### **LOWER GROUND FLOOR:**

#### **Cellar**

This useful vaulted cellar provides additional storage and has electric power lighting and space to house a freezer and tumble drier.

### **FIRST FLOOR:**

#### **Landing**

The landing gives access to the loft space via a pull down ladder. The loft is boarded with lighting.

#### **Bedroom 1**

2.39m x 3.35m (7'10" x 11'0")

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



#### **En-Suite Bathroom**

Being a good size and having a panelled bath with mixer shower attachment over, low flush wc, pedestal wash hand basin, central heating radiator and uPVC double glazed window.

#### **Occasional Bedroom/Dressing**

2.36m x 1.75m (7'9" x 5'9")

This useful room would also make a great home office and has borrowed light from the en-suite bathroom.



### **OUTSIDE:**

On street parking to the front of the property. Please note there is no garden.

### **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.

### **ON-LINE CONVEYANCING**

**bramleys.com**

---

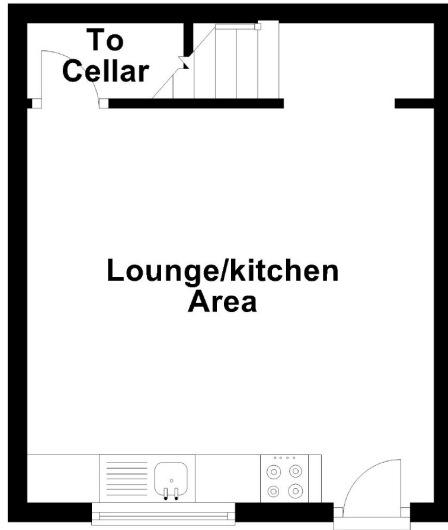
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### **DIRECTIONS:**

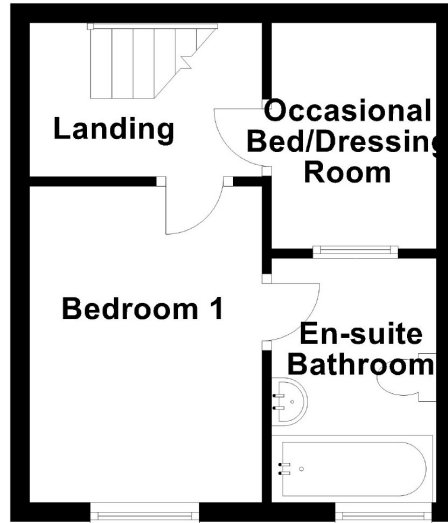
Leave Bramleys Mirfield office via Station Road travelling in the direction of Lower Hopton and continue over the river and at the mini roundabout take a right hand turning onto Hopton Lane. Take the first right hand turning onto Calder Road and continue until the road begins to turn back over the river. Here, turn left into Chadwick Fold Lane and take the first left onto South Street where the property can be found.



## Ground Floor



## First Floor



### Energy Performance Certificate

**34, South Street, MIRFIELD, WF14 8PL**

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 30 May 2020  
**Date of certificate:** 30 May 2020

**Reference number:** 8950-7225-7870-1030-3276  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 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>£ 1,764</b>
<b>Over 3 years you could save</b>	<b>£ 522</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<p><b>You could save £ 522 over 3 years</b></p>
Heating	£ 1,281 over 3 years	£ 915 over 3 years	
Hot Water	£ 333 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,764</b>	<b>£ 1,242</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 Internal or external wall insulation	£4,000 - £14,000	£ 93
2 Floor insulation (suspended floor)	£800 - £1,200	£ 54
3 Heating controls (room thermostat)	£350 - £450	£ 72

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.

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](mailto: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](mailto:halifax@bramleys1.co.uk)

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

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

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 | e: [heckmondwike@bramleys1.co.uk](mailto:heckmondwike@bramleys1.co.uk)