

bramleys

For Sale

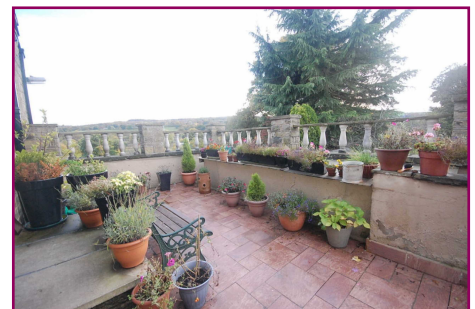
FIR COTTAGE, FLAT 1 AND 2
894 HUDDERSFIELD ROAD
MIRFIELD
WF14 9HS

RESIDENTIAL SALES

£310,000



- **REQUIRES RENOVATION & MODERNISATION**
- **POTENTIAL TO CONVERT BACK INTO ONE LARGE HOUSE**
- **APPROX 1 MILE FROM CENTRE OF MIRFIELD**
- **PREIOD FEATURES**
- **LOVELY OPEN ASPECT TO THE FRONT**



ATTENTION INVESTORS/DEVELOPERS This character property is situated approximately 1 mile from the centre of Mirfield and enjoys a slightly elevated position set back from the roadside and enjoying a pleasant open aspect. Having been split into 2 apartments making an ideal purchase for an investor looking to let both properties, a family requiring granny flat facilities or alternatively the property could be converted back into one large family home if required. Flat 1 is on the ground floor with porch, hallway, lounge, dining room, dining kitchen, utility, conservatory, 2 double bedrooms, en-suite wc and bathroom. Flat 2 is at first floor and has a large lounge/diner, breakfast kitchen, office, bathroom, 2 double bedrooms (master bed with en suite wc and walk in wardrobe) and staircase to an occasional attic room. Externally there is a raised flagged seating area which enjoys a pleasant open aspect to the front and a driveway and garages provide off road parking. To the rear is a large patio with rockery.

FLAT 1

GROUND FLOOR:

A solid wood entrance door gives access to the entrance porch.

Entrance Porch

Having solid wood panelling to the walls, tiled flooring, picture rail and ceiling coving. A door with decorative leaded glazed panel and side lights gives access into the reception hall.

Reception Hall

A grand reception hall having decorative ceiling coving, deep skirtings, built in cloaks cupboard, central heating radiator, picture rail and solid wood doors leading to the reception and bedroom accommodation.

Lounge

4.65m x 5.11m (15'3" x 16'9")

This beautifully appointed reception room has an open fire with decorative tiled back cloth and hearth. There are 2 central heating radiators, a large sealed unit double glazed bay window allowing for plentiful natural light and enjoying a pleasant open aspect, 2 wall points and period ornate ceiling mouldings, coving, picture rail and deep skirtings.

Dining Kitchen

5.03m x 4.24m (16'6" x 13'11")

Fitted with a range of base units with complementary tiled splashbacks and working surfaces inset into which is a 1 ½ bowl stainless steel sink unit with side drainer. There are integrated appliances to include a 4 ring gas hob with extractor over, oven and microwave, feature brick fireplace with open fire and wooden mantel, fitted storage units to the alcoves, beamed ceiling, single glazed window to the side elevation and further windows to the rear elevation and a feature Gothic arched style door accessing the utility room.

Utility Room

3.12m x 1.78m (10'3" x 5'10")

Having tiled flooring, space and plumbing for a washing machine, a cupboard housing the central heating boiler, space for a fridge freezer, working surface with tiled splashback, central heating radiator, sealed unit double glazed leaded window and a door accessing the conservatory.

Conservatory

3.28m x 2.64m (10'9" x 8'8")

Having feature exposed stone work, tiled flooring and uPVC double glazed exterior door accessing the rear patio garden.

Dining Room

4.70m x 2.34m (15'5" x 7'8")

Having solid wood panelling to the walls, central heating radiator and sealed unit double glazed window.

Master Bedroom

3.30m x 4.78m (10'10" x 15'8")

Having a large sealed unit double glazed bay window to the front elevation allowing for plentiful natural light and enjoying the pleasant open aspect to the front. There is ceiling coving, picture rail, deep skirtings, 2 central heating radiators and doors accessing the walk-in wardrobe which has hanging/shelving facilities and interior light.

En Suite WC

Furnished with a low flush wc and vanity sink unit with storage beneath. The walls are tiled and there is a central heating radiator.

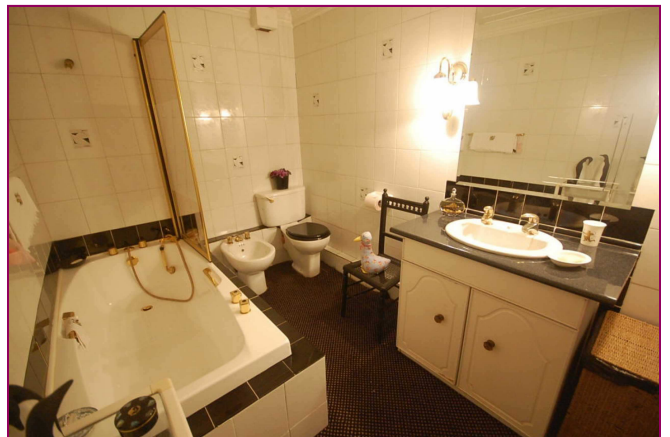
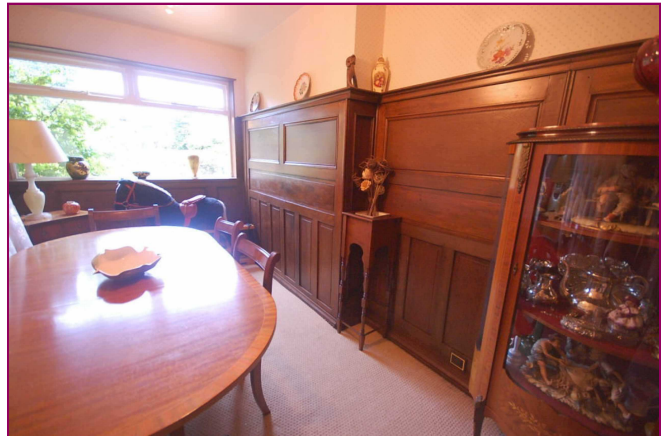
Bedroom 2

3.76m x 3.40m (12'4" x 11'2")

A second double bedroom with built in wardrobe with sliding mirrored doors and storage units above, decorative ceiling coving, central heating radiator and sealed unit double glazed window to the rear elevation.

Bathroom

Being fully tiled to the walls and furnished with a 4 piece suite in white with gold fittings comprising bath with mixer tap shower attachment and shower screen, vanity sink unit with storage beneath, bidet and low flush wc. There are 2 wall lights and a window with borrowed light from the entrance hall.



FLAT 2

FIRST FLOOR:

Steps to the side give access to an exterior timber door which gives access to the entrance hall.

Entrance Hall

Having laminate flooring, space saver staircase rising to two attic rooms with Velux windows. The hallway has 2 central heating radiators, built in cloaks cupboard and wall light points.

Lounge/Diner

6.60m x 4.75m (21'8" x 15'7") A superb reception room having a feature wooden fireplace with open fire, 2 large sealed unit double glazed windows which take full advantage of the pleasant aspect to the front, one having a window seat, decorative ceiling coving and rose and 3 central heating radiators.

Breakfast Kitchen

4.06m x 3.05m (13'4" x 10'0") Fitted with a range of matching wall and base units with concealed lighting, complementary tiled splashbacks and laminated working surfaces inset into which is a 1½ bowl stainless steel sink unit with side drainer and mixer tap. There is space for a tall fridge freezer, plumbing for a dishwasher, gas cooker point with extractor canopy over, glass leaded display cabinets, cupboard housing the Baxi central heating boiler, central heating radiator and 2 sealed unit double glazed windows to the rear elevation.

Master Bedroom

4.04m x 3.89m (13'3" x 12'9") Situated to the front of the property enjoying the pleasant open aspect, this well proportioned master bedroom has a ceiling rose, ceiling coving, central heating radiator, a sealed unit double glazed window and doors accessing the walk in wardrobe which has an interior light and hanging/shelving facilities. There is also an en suite wc

En Suite WC

Furnished with a low flush wc and wash hand basin. There is a central heating radiator and part tiling to the walls

Bedroom 2

3.91m x 3.48m (12'10" x 11'5") A second bedroom of double proportions having a fitted wardrobe with storage unit above, central heating radiator, ceiling coving and a sealed unit double glazed window to the rear elevation.

Office

2.77m x 3.91m (9'1" x 12'10") Having a central heating radiator and a window to the rear elevation.

Bathroom

Being part tiled to the walls and furnished with a 3 piece suite in white comprising panelled bath with shower attachment over, separate mixer tap shower attachment and glass screen, a low flush wc and wash hand basin. There is plumbing for a washing machine, cylinder cupboard, ceiling coving, single glazed window and central heating radiator.



OUTSIDE:

Flat 1

There is a large patio with rockery to the rear of the property, off road parking facilities and a single garage.



Flat 2

There is a flagged seating area with stone balustrade which takes full advantage of the open aspect and off road parking facilities.



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.

COUNCIL TAX BAND:

Flat 1 - B

Flat 2 - A

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, Fran Sedda is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Fran Sedda 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.**

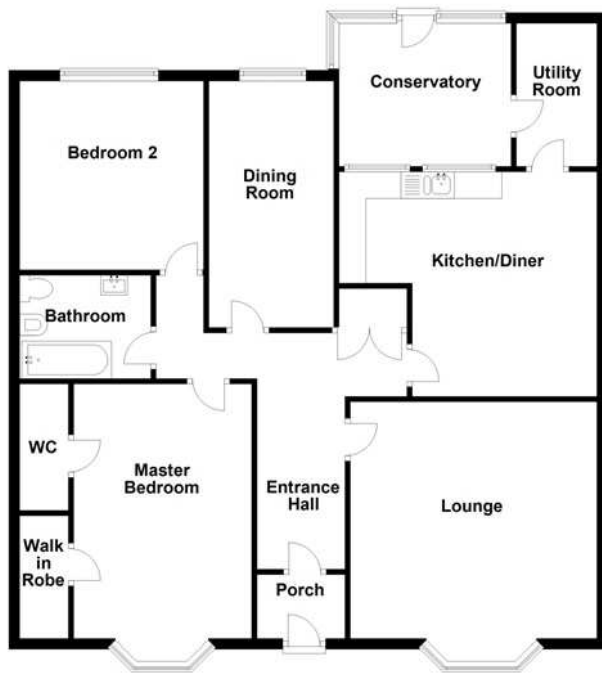
ON-LINE CONVEYANCING SERVICES:

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.

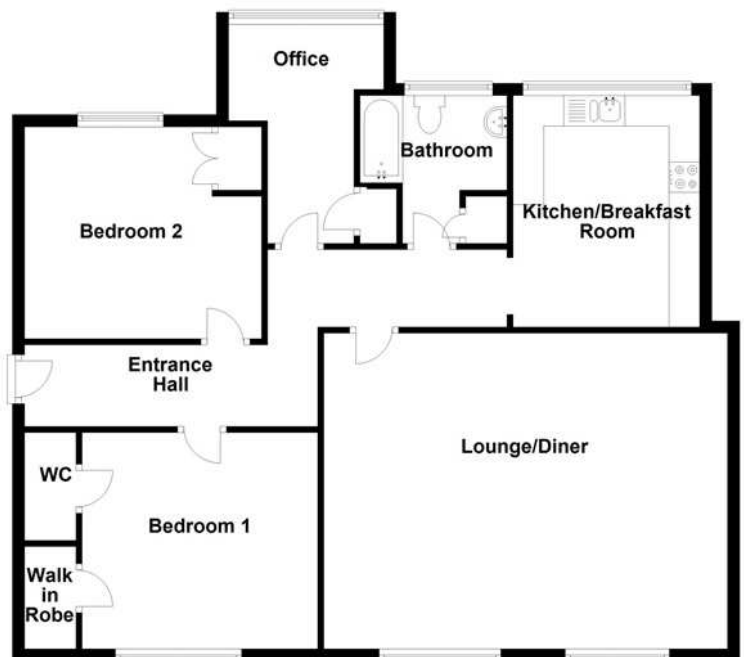
DIRECTIONS:

Leave our Mirfield office via Huddersfield office travelling in the direction of Dewsbury. Continue for approximately 1 mile and turn left by the stone pillars which access 894 Huddersfield Road. Follow the driveway to the property where Flat 2 can be accessed via the door to the side of the main house.

Ground Floor – Flat 1



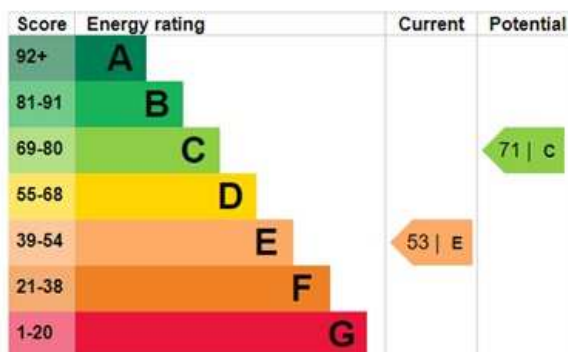
First Floor – Flat 2



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

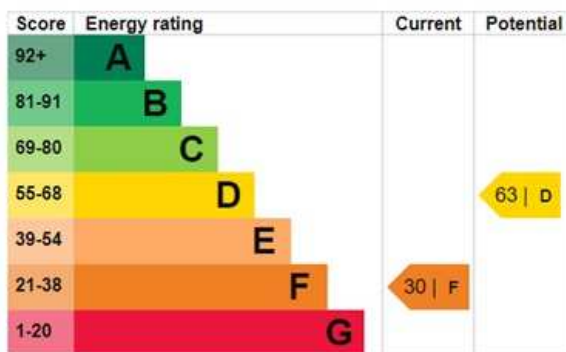
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

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- the average energy rating is D
- the average energy score is 60

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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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