

bramleys

For Sale

**34 SPINNERS WAY
MIRFIELD
WF14 8PU**

RESIDENTIAL SALES

£385,000



- **LARGE OPEN PLAN KITCHEN DINER/FAMILY ROOM**
- **MODERN BATHROOM**
- **EN-SUITE TO MASTER**
- **LOW MAINTENANCE GARDENS**
- **PLEASANT OPEN ASPECT TO FRONT**
- **WALKING DISTANCE TO MIRFIELD CENTRE & TRAIN STATION**



This extended 4 bedroom family home is situated on this quiet cul-de-sac with pleasant open aspect to the front and situated within walking distance to Hopton Primary School, the centre of Mirfield and train station. Having a superb open plan kitchen diner/family room with fitted kitchen and integrated appliances. The remainder of the accommodation comprises: entrance hall, wc, lounge, dining room which was formerly the integrated garage, 4 bedrooms, en-suite shower room to the master bed and separate bathroom. Also having uPVC double glazing, gas fired central heating, security alarm, low maintenance gardens (artificial grass) and large storage shed to the side, ideal for gardening tools/bikes etc.

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall.

Entrance Hallway

Having a newly carpeted staircase, a central heating radiator and Oak doors to the kitchen and lounge.



Wc

A modern suite comprising wc and hand wash basin. There is tiling to the walls, a chrome ladder style radiator and a fitted mirror with built in light.

Lounge

4.04m x 3.18m (13'3" x 10'5")

Having laminate flooring, Oak fireplace surround with living flame gas fire, uPVC bay window to the front and double Oak doors to the kitchen.



Open Plan Kitchen Diner/Family Room

7.47m x 5.77m max. (24'6" x 18'11" max.)

This superb living space is ideal for a family to entertain with an extensive range of wall and base units with quality worktops, island unit with sink and mixer tap, space for a Range style cooker with extractor canopy over, space for an American style fridge freezer, wine cooler, dishwasher, washing machine, drier and pull out larder. Also having quality laminate flooring, uPVC double glazed windows, Velux windows and French doors leading to the patio and garden to rear.



Dining Room

4.95m x 2.54m (16'3" x 8'4")

Formerly the integrated garage this additional reception room has a wall mounted electric fire, a central heating radiator and uPVC double glazed window.



FIRST FLOOR:

Landing

The landing has a central heating radiator and access to the loft via a pull down ladder. The loft is boarded and provides useful additional storage. Oak doors give access to the bedrooms and bathroom.

Master Bedroom

3.61m x 3.20m (11'10" x 10'6")

Having laminate flooring, a central heating radiator and uPVC double glazed window.



En-Suite Shower Room

The en-suite comprises shower cubicle, wc, vanity wash basin, tiled walls and flooring, built in bulk head storage and a uPVC double glazed window. There is also a fitted mirror with built in light.



Bedroom 2

4.14m x 2.64m (13'7" x 8'8")

This bedroom has laminate flooring, a central heating radiator and a uPVC double glazed window.



Bedroom 3

3.18m x 2.95m (10'5" x 9'8")

Situated to the rear of the property and having laminate flooring, a central heating radiator and a uPVC double glazed window.



Bedroom 4

2.69m x 2.67m (8'10" x 8'9")

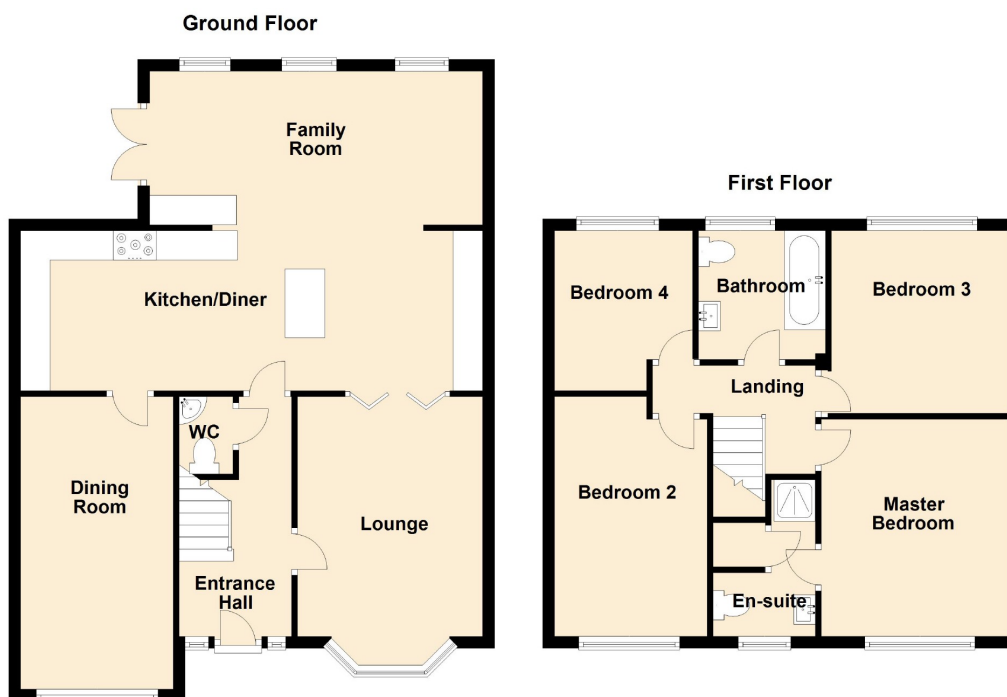
Also situated to the rear and having laminate flooring, a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has tiling to the walls and floor, under floor heating, jacuzzi bath with shower over and folding shower screen, vanity sink unit, wc, chrome heated towel radiator, fitted mirror with built in light, and uPVC double glazed window.

OUTSIDE:

To the front is an artificial grassed lawn and a tarmac driveway which provides off road parking. There is access to the side of the property and a useful store with internal power. The rear garden has a flagged patio, perimeter fencing and a further raised artificial grassed lawn which is low maintenance.



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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

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