



99a Knowl Road, Mirfield, WF14 9RQ

£425,000

Offered FOR SALE with NO CHAIN is this TWO bedroom DETACHED BUNGALOW done to a high specification. Accommodation comprises; Entrance hallway, open plan lounge/kitchen/dining, two double bedrooms, main bedroom with en-suite shower room and bathroom. Garden, stone shed and plenty of off road parking. The property benefits from Upvc double glazing and zoned underfloor heating. It also benefits from solar panels, electric car charging point and mains wired smoke alarms. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Composite obscure double glazed door to front, storage cupboard housing the fusebox and storage cupboard housing the 'Ideal' combi boiler. Spotlights, engineered oak floor and loft hatch with drop down ladder. Doors to bathroom, bedrooms and lounge/kitchen/diner;

Lounge/Kitchen/Diner 16'0" max x 26'0" max (4.9 max x 7.95 max)



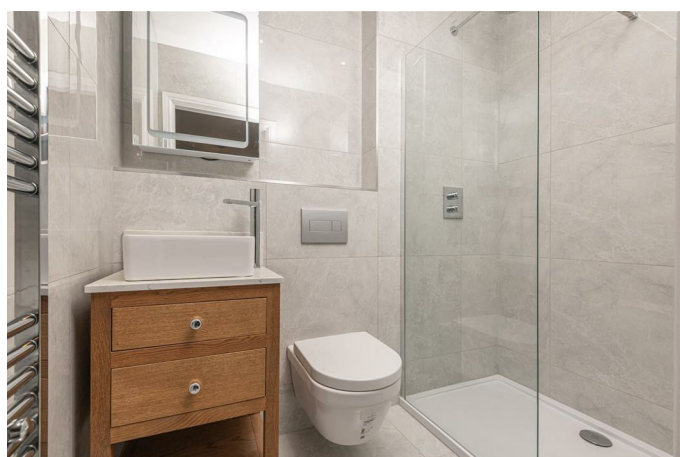
Having a range of wall and base units with granite worktop and splashback, Belfast sink, integrated washing machine and dishwasher. 'Smeg' electric Range oven with extractor hood above and integrated fridge/freezer. Boiling hot water tap, spotlights and engineered oak floor. Cable point, t.v. point and double glazed bi-fold doors to rear. Two Upvc double glazed windows to side.

Bedroom One 10'2" x 15'10" (3.1 x 4.85)



Double bedroom with t.v. aerial point and double glazed bi-fold doors to rear

En-suite Shower Room 4'9" x 6'10" (1.45 x 2.1)



Three piece 'Villeroy and Boch' suite comprising floating w.c. sink with vanity unit and walk in shower with glass shower screen and mains waterfall shower. Chrome heated towel radiator, extractor fan and spotlights. Tiled floor, tiled walls and light up mirrored medicine cabinet

Bedroom Two 10'2" x 12'7" (3.1 x 3.85)



Double bedroom with t.v. aerial point and Upvc double glazed window to rear.

Bathroom 5'4" max x 9'4" max (1.65 max x 2.85 max)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mains shower and waterfall shower. Chrome heated towel radiator, Upvc obscure double glazed window to front and extractor fan. Spotlights, tiled walls and tiled floor.

External



To the front is the gas and electric meters. To the side is a rockery garden. To the rear is a lawn. patio and gravel garden with stone shed. Spotlights to soffits.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Council Tax Band

TBC

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

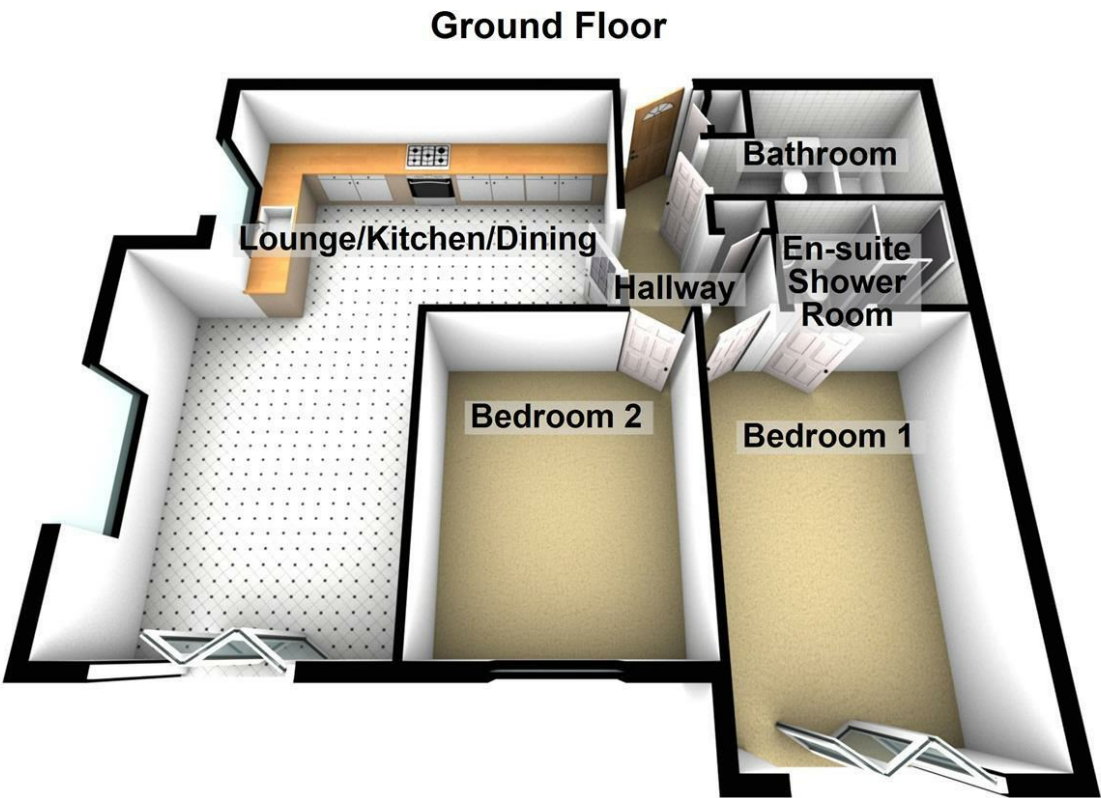
Boundaries & Ownerships

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.

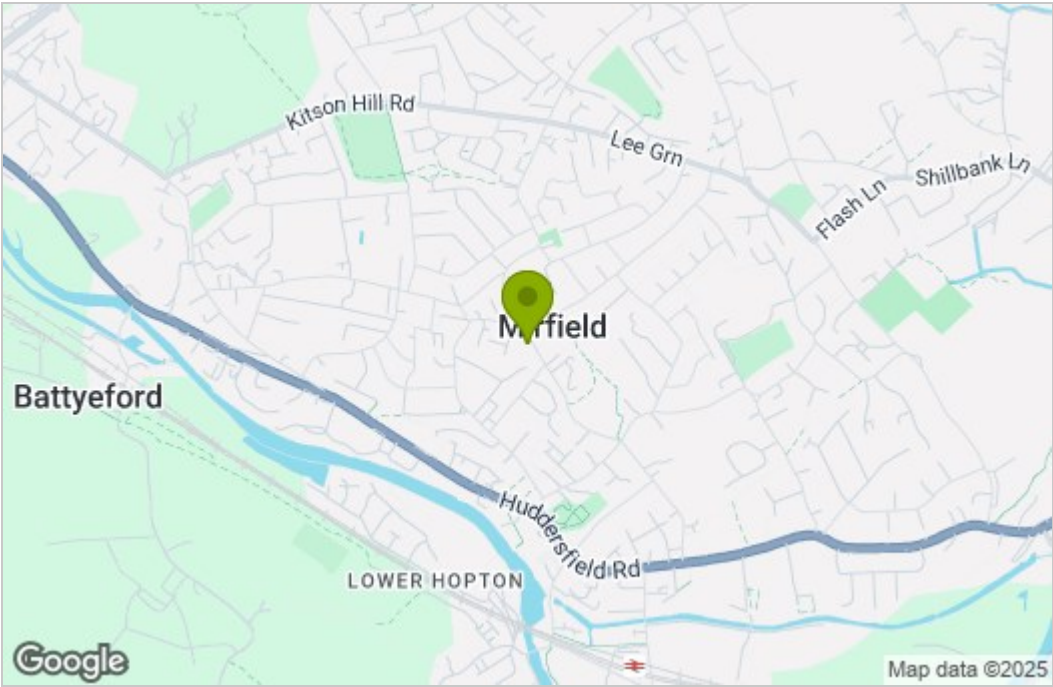
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

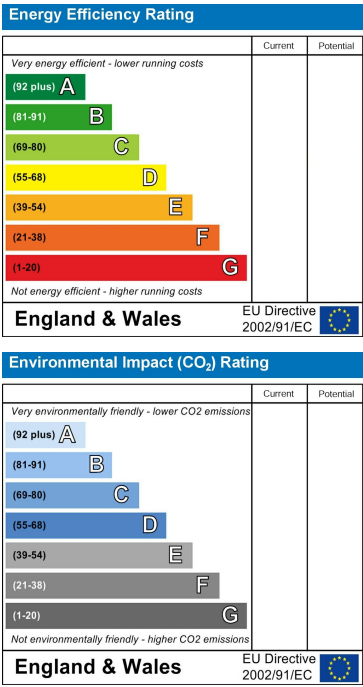
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.