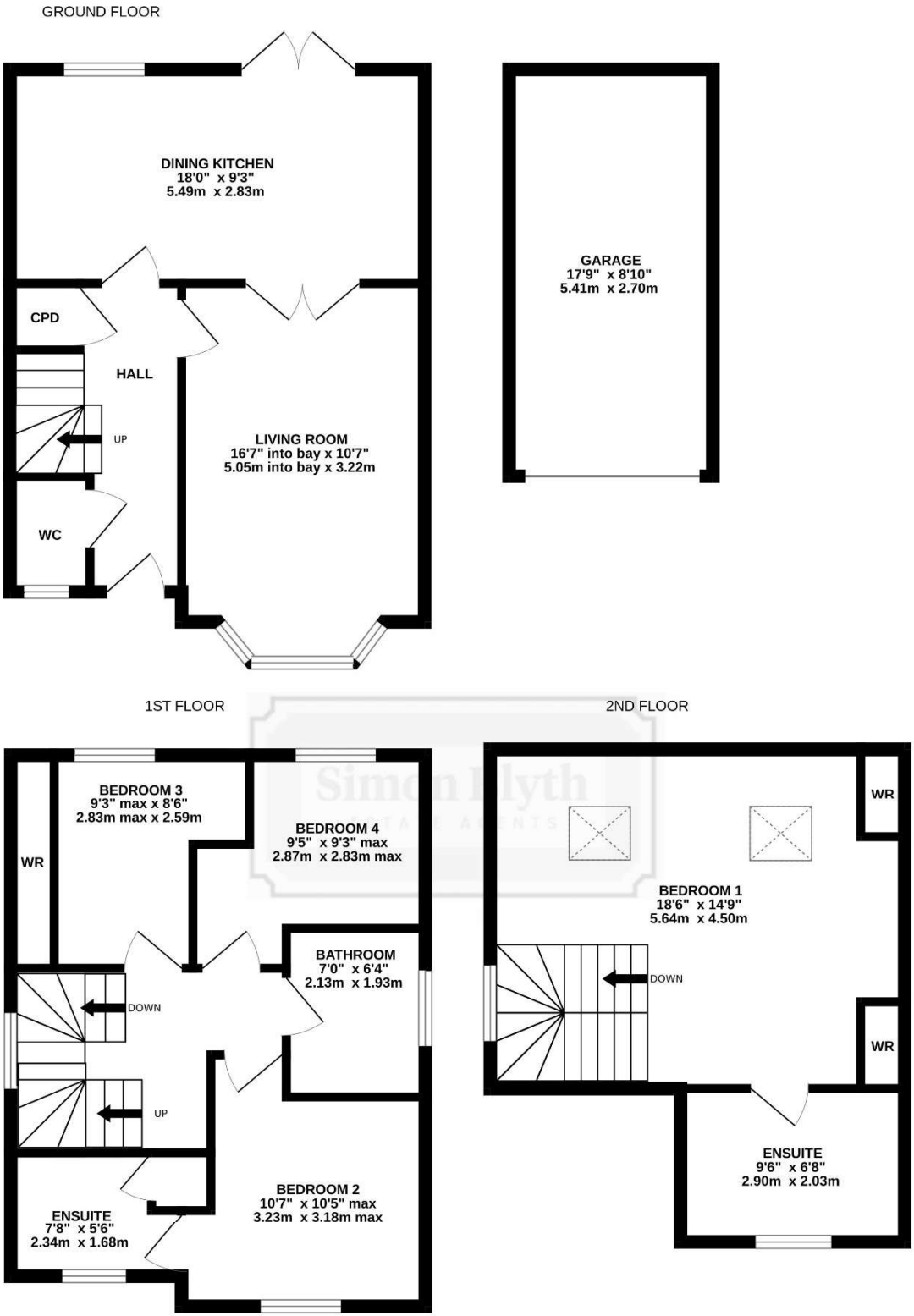




96 Calder View, Mirfield, WF14 8JD



CALDER VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A stylish and beautifully appointed modern 4 bed, 2 en-suite, detached family home, tucked away towards the end of a cul de sac and enjoying a pleasant wooded aspect to the front.

The property has a gas central heating system, uPVC double glazing, security alarm and briefly comprises entrance hall, downstairs w/c, bay fronted living room and contemporary fitted dining kitchen with integrated appliances. First floor landing leading to guest bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Second floor lovely air-conditioned master bedroom with fitted furniture and 4 piece en-suite bathroom.

Externally there is a 2-car driveway with EV charging point and single garage. There are low maintenance gardens with a southwesterly enclosed rear garden together with a garden room attached to the garage.

Mirfield had a variety of amenities, good local schools, railway station and accessible for junctions 25 of the M62.

Price Offers Around £395,000.

GROUND FLOOR

ENTRANCE HALL

This has inset LED downlighters, polished tiled flooring which continues through into the dining kitchen, central heating radiator, composite and frosted double glazed entrance door and to one side a spindled return staircase rises to the first floor with a useful storage cupboard beneath which also houses a wall mounted Vokera gas fired central heating boiler. From the hallway access can be gained to the following rooms: -

Downstairs W.C

Measurements- 4'8" x 3'5"

With inset LED downlighters, frosted uPVC double glazed window, cupboard housing the consumer unit, tiled walls to dado height, polished tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with Grohe chrome monobloc tap and wall hung w.c with concealed cistern.

Living Room

Measurements- 16'7" into bay x 10'7"

This comfortable and well-proportioned living room is accessed through a timber and glazed door from the hallway together with twin timber and glazed doors giving access to the dining kitchen. There is a walk-in bay with uPVC double glazed windows which provide the room with natural light and take advantage of the pleasant wooded aspect. There are two ceiling light points, central heating radiators and a fitted media unit with a recess for mounting a flat screen tv, below this there is a log flame effect fire, display niches with inset downlighters, display shelving and storage cupboards.

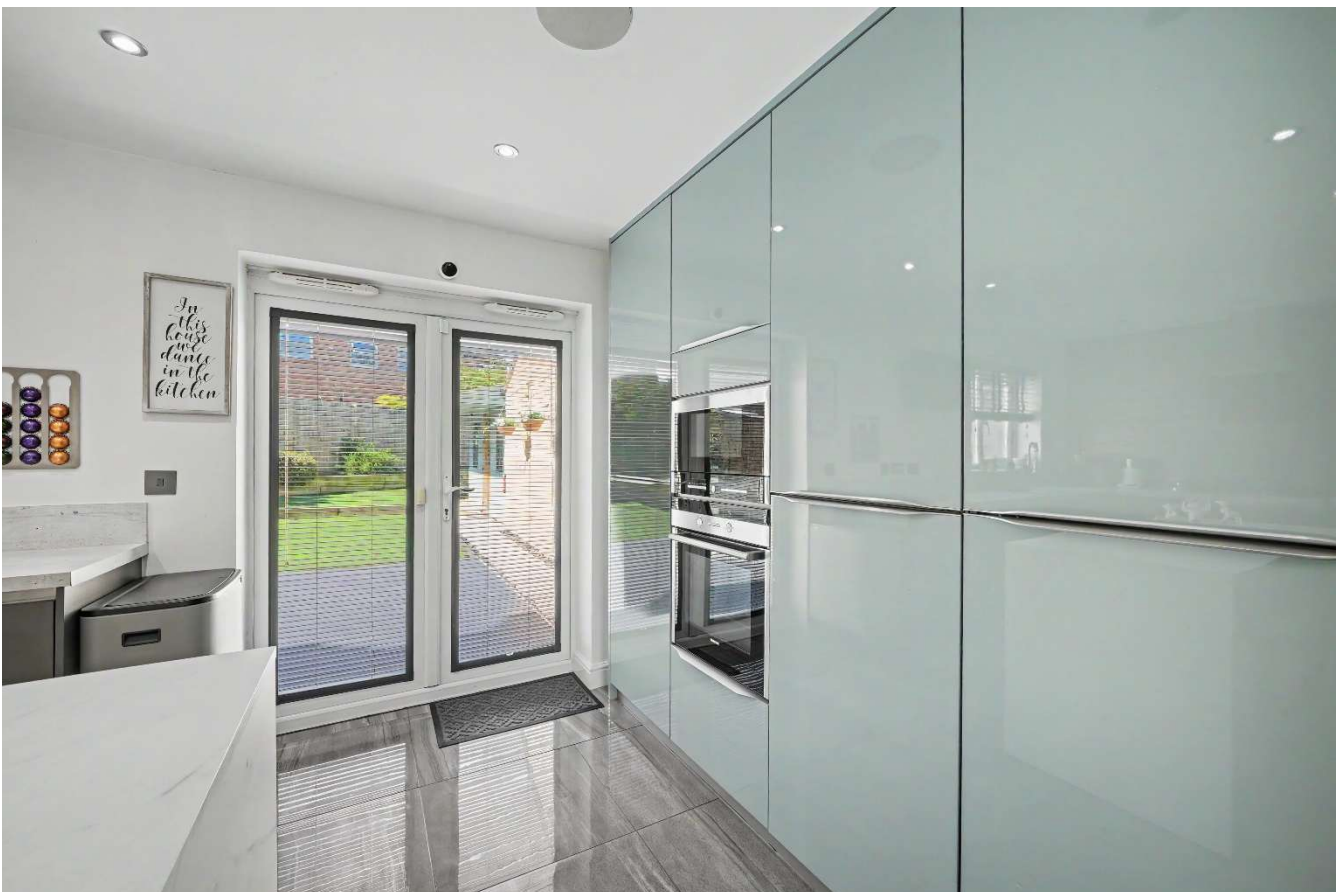


Dining Kitchen

Measurements- 18'0" x 9'3"

This is situated to the rear of the property and has a uPVC double glazed window together with adjacent uPVC double glazed French doors with fitted blinds, once again this provides the room with plenty of natural light. There are inset LED downlighters, inset ceiling speakers, vertically hung radiator, polished tiled floor, feature tiled wall and fitted with a range of stylish handleless soft closing cupboards, pan drawers, carousel unit, integrated dishwasher with contrasting overlying worktops, inset stainless steel sink with extending chrome monobloc tap, Siemens five ring stainless steel gas hob with an angled stainless steel and glass extractor hood over, to one wall there are a bank of fitted cupboards which include an integrated fridge, integrated freezer, Siemens electric fan assisted oven and combi oven. There is a central island unit which has cupboards pan drawers and work surface which extends to form a breakfast bar.





First Floor Landing

With a frosted uPVC double glazed window and ceiling light point. From the landing access can be gained to the following rooms: -

Bedroom Four

Measurements- 9'3" maximum x 9'5" maximum

With a uPVC double glazed window looking out across the rear garden, there is a ceiling light point and central heating radiator.



Bedroom Three

Measurements- 8'6" measured to wardrobes x 9'3"

This is situated adjacent to bedroom four and has a uPVC double glazed window looking out over the rear garden. There is a ceiling light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes.



Bedroom Two

Measurements- 10'5" maximum x 10'7"

This has a uPVC double glazed window where there is a pleasant wooded aspect, ceiling light point and central heating radiator. To one side a door gives access to an en-suite shower room.

En-Suite Shower Room

Measurements- 10'5" maximum x 10'7"

With inset LED downlighters, frosted uPVC double glazed window, extractor fan, central heating radiator, tiled floor, part tiled walls, shaver socket, cylinder cupboard and fitted with a suite comprising pedestal wash basin with chrome mixer tap, low flush w.c and corner shower cubicle with chrome shower fitting.



Family Bathroom

Measurements- 7'0" x 6'0"

With inset LED downlighters, extractor fan, shaver socket, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with Grohe chrome monobloc tap, low flush w.c and panelled bath with glazed shower screen together with chrome Grohe mixer tap and chrome shower fitting incorporating fixed shower rose and separate hand spray.

From the landing a door gives access to an inner landing with staircase rising to the second floor.



Second Floor

Master Bedroom

Measurements- 18'6" x 14'9"

As the dimensions indicate this is a particularly generous double bedroom which has inset LED downlighters, inset ceiling speakers, loft access, air conditioning, frosted uPVC double glazed window, two Velux double glazed windows, two central heating radiators, useful storage cupboard and a range of fitted furniture including floor to ceiling wardrobes, cupboards and drawers. To one side a door gives access to an en-suite bathroom.



En-Suite Bathroom

Measurements- 9'6" x 6'8"

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, part tiled walls, tiled floor, heated towel rail and fitted with a four piece suite comprising free standing bath with free standing chrome monobloc tap with hand spray attachment, wall hung vanity unit incorporating wash basin with Grohe chrome monobloc tap, wall hung w.c with concealed cistern and tiled shower cubicle with glass door and Grohe chrome shower fitting incorporating fixed shower rose and separate hand spray.



Garden Room

Measurements- 12'8" x 7'8"

With hard wood and sealed unit double glazed door, sealed unit double glazed windows, LED spotlights, herringbone wood effect flooring, two electric wall heaters and fitted cupboards, one of which has housing for a tumble drier and with timber worktop over. Outside the door to the summer house there are two wall lights together with canopy.



Outside Parking

To the right-hand side of the property there is a tarmac driveway which provides off-road parking for two cars together with EV charging point and giving access to a single garage.

Garage

Measurements- 17'9" x 8'10"

With an up and over door.

Gardens

To the front of the property there is an area of crushed blue slate planted shrubs to the borders, flagged pathway, an area of astro turf, external wall light and on the other side of the lane there is an area of crushed blue slate, planted shrubs and a timber hand gate opening onto a flagged area together with astro turf and from here there is a lovely aspect across woodland.

To the rear there is a south westerly facing garden which has been designed for ease of maintenance with an area of composite decking which can be accessed from the dining kitchen, there is an outside cold water tap, flagged pathway, two tier astro turf garden and with planted trees and shrubs to the borders together with crushed blue slate. Attached to the rear of the garage there is a garden room.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm

Tenure- Freehold

Council Tax Band- E

Directions- Using satellite navigation enter the postcode WF14 8JD

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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