



99b Knowl Road, Mirfield, WF14 9RQ

**£395,000**

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, utility room, two double bedrooms 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 side. Storage cupboard, spotlights, engineered oak floor. Doors to bathroom, bedrooms, utility room and lounge/kitchen/diner;

### Lounge/Kitchen/Diner 17'10" max x 22'1" max (5.45 max x 6.75 max)



Having a range of wall and base units with granite worktop and splashback, Belfast sink, integrated 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. Upvc double glazed window to rear and loft hatch with drop down ladder.

### Utility Room 4'9" max x 7'10" max (1.45 max x 2.4 max )



Base units with granite worktop and splashback. Plumbing for washing machine, space for dryer and boiler. Spotlights and extractor fan.

### Bedroom One 9'6" x 13'1" (2.9 x 4)



Double bedroom with Upvc double glazed window to front, t.v. point and underfloor heating.

### Bedroom Two 10'5" x 10'9" (3.2 x 3.3)



Double bedroom with t.v. point, Upvc double glazed window to side and underfloor heating.

### Bathroom 5'10" x 10'5" (1.8 x 3.2)



Four piece bathroom suite comprising low flush w.c. sink with vanity unit bath and walk in shower. Upvc obscure double glazed window to front, spotlights and extractor fan.

### External



Off road parking to front and side. Gas and electric meters to side. To the rear is a decked balcony, rockery and lawn garden. Stone outhouse.

### Parking

Driveway provides off road parking

### Tenure

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

### Energy Rating

B

### 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.

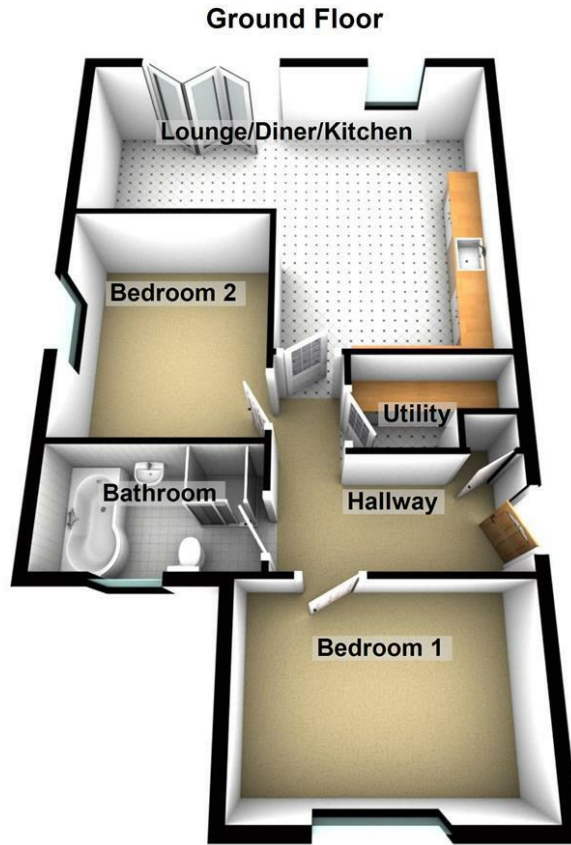
### **Boundaries & Ownerships**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>97</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.