



## Sunny Bank Walk

Mirfield, WF14 0NH

Offers In Excess Of £260,000



Take a look at this family home which has been occupied by the current owner since it was built in 1972.

Hunters are delighted to bring to the market this three-bedroom semi-detached extended family home in a cul-de-sac location in a popular residential area of Mirfield, an excellent opportunity to purchase this family home. The property consists of entrance hallway, stairs to the first floor and access into the front reception room with double doors to access the truly spacious and extended family living room allowing access into the dining kitchen and utility room and WC. To the first floor there are two double bedrooms and a good sized third bedroom and a four-piece house bathroom suite. The property has a pleasant front garden with seasonal plants, the rear garden has a good degree of privacy and is mainly laid to lawn and has a driveway for secure off street parking leading to a large detached double garage. Mirfield is a town and civil parish in the Metropolitan Borough of Kirklees, West Yorkshire, England. Historically part of the West Riding of Yorkshire, it is on the A644 road between Brighouse and Dewsbury. Mirfield also has its own train station with regular services to Leeds, Manchester, and other major cities. The M62 motorway connecting Leeds and Manchester is approximately 4 miles away.



### ENTRANCE HALL

Through composite double glazed door leading to a spacious hallway, stairs to the first floor and under stairs storage with fitted house boiler (2021) and fitted radiator

### DOWNSTAIRS WC

Fitted with a low level WC and small basin sink with fitted extractor fan and ceiling spot light and being fully tiled.

### LOUNGE 15'0" x 12'3" (4.58m x 3.74m)

Having a double glazed window to the front, focal point fireplace with electric fire, coving to the ceiling and fitted wall lights and sliding doors leading to family room

### FAMILY LOUNGE 19'2" x 10'1" (5.86m x 3.09m )

A great family room being extended to the rear to form another cosy room for a growing family with coving to ceiling and double glazed window and radiator, with door to

### DINING KITCHEN 18'6" x 8'2" (5.66m x 2.50m )

Having a range of fitted high gloss wall and base units with fitted dishwasher and built in electric oven with gas hob and flat screen tv style extractor above, contrasting work surfaces incorporating sink with mixer tap and drainer and splash back tiling and large double glazed window providing good amount of natural light , with laminate flooring leading to

### UTILITY ROOM 12'4" x 5'5" (3.78m x 1.67m )

With plumbing for washing machine, useful storage space and double glazed door external door.

### LANDING

Access to three bedrooms and family bathroom and large double glazed window.

### BEDROOM 1 14'7" x 10'8" (4.45m x 3.27m )

A double bedroom with double glazed window and fitted radiator

### BEDROOM 2 10'9" x 10'8" (3.30m x 3.26m )

A double bedroom with double glazed window and fitted radiator

### BEDROOM 3 9'10" x 7'8" (3.01m x 2.34m )

A good sized third bedroom with double glazed window and fitted radiator

### BATHROOM

Fitted with a four piece suite with walk in shower cubicle with fitted mixer shower with overhead fitted shower, panelled bath to side and wash hand basin with storage, low level WC, having radiator, two double glazed windows, complementary part tiled walls.

### GARDENS

The front of the property is fairly low maintenance with seasonal plants to the front. the rear of the property is a private and enclosed with a good sized rear garden which is mainly laid to lawn.

### DOUBLE GARAGE

Driveway to the front of the property for several vehicles leading to a double garage with up and over doors.

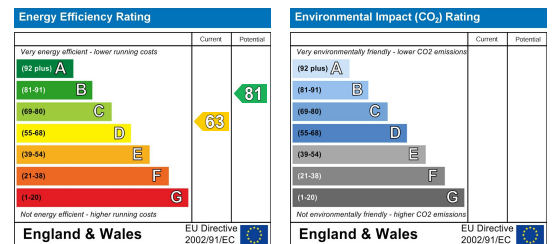
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.