



## Water Royd Lane

Mirfield, WF14 9SF

Offers In The Region Of £350,000



A beautifully presented detached family home offering spacious and flexible living accommodation throughout. The property briefly comprises; entrance reception, ground floor WC, lounge, modern open-plan kitchen diner leading into a large conservatory, and a cinema room/fourth bedroom. To the first floor are three well-proportioned bedrooms and a contemporary shower room. Externally, the home enjoys generous gardens to the front and rear, a block-paved driveway providing ample off-street parking, and a private enclosed rear garden ideal for entertaining. Superbly maintained with tasteful décor and a modern finish, this property is situated in a sought-after residential area of Mirfield, offering excellent access to local amenities, schools, and convenient transport links to Dewsbury, Ossett, Leeds, and beyond.



## ENTRANCE RECEPTION 8'11" x 5'6" (2.74 x 1.68)

A welcoming entrance area with wooden flooring, a central heating radiator, and two generous storage/cloak cupboards. One with plumbing for a washing machine. A skylight provides natural light, and doors lead to the ground floor rooms.

## GROUND FLOOR W/C

Fitted with a white two-piece suite comprising a low flush WC and corner vanity sink unit with mixer tap, tiled splashback, a heated towel rack and storage cupboard below. Features tiled flooring and small window.

## LOUNGE 20'0" x 10'7" (6.12 x 3.23)

A bright and comfortable living space, featuring a large window to the front aspect allowing plenty of natural light, inset ceiling lights, and a central heating radiator.

## KITCHEN DINER 18'2" x 8'0" (5.54 x 2.44)

A stunning modern kitchen and dining area fitted with cream base units forming a central island with plinth lighting, wood-effect work surfaces, and a matching breakfast table for relaxed dining. The island includes a stainless steel 1½ bowl sink and drainer with mixer tap, five-burner gas hob with stainless steel and glass extractor hood, and retractable plug sockets. Integrated appliances include a double oven/grill, microwave, dishwasher, fridge, and freezer. Finished with inset ceiling lights, wood-effect flooring, and a wine rack. An open staircase leads to the first floor, and an opening flows through to the conservatory.

## CONSERVATORY 20'8" x 11'0" (6.30 x 3.37)

A spacious and versatile conservatory open to the kitchen/diner, providing an excellent space for family living and entertaining. Features matching flooring, neutral décor, inset blinds, a ceiling fan, and hot/cool air conditioning unit. French doors open onto the rear garden, with an additional door leading into the fourth bedroom.

## BEDROOM FOUR/STUDY 16'0" x 8'2" (4.88 x 2.49)

A flexible room currently used as a cinema room, featuring a built-in desk area, inset ceiling lights, central heating radiator, and a window to the rear aspect. Ideal as a study, playroom, guest room, snug, or additional bedroom.

## LANDING 8'11" x 2'7" (2.74 x 0.79)

Open staircase from the kitchen/diner leading to the first-floor landing. Includes an airing cupboard housing the central heating combi boiler and access to the loft space.

## BEDROOM ONE 10'9" x 10'7" (3.28 x 3.25)

A double bedroom situated at the front of the property, plenty of space for fitted wardrobes, units and a large double bed. central heating radiator, and a window to the front aspect.

## BEDROOM TWO 12'7" x 8'2" (3.84 x 2.51)

A spacious double bedroom with a window to the rear, built-in wardrobe and overhead cupboards, inset ceiling lights, and a central heating radiator.

## BEDROOM THREE 8'2" x 7'1" (2.51 x 2.16)

A single bedroom positioned at the front of the property, with built-in wardrobe and cupboards above, window to the front aspect, and central heating radiator.

## BATHROOM

A stylish modern shower room fitted with a white three-piece suite comprising a concealed cistern WC, wash basin with mixer tap set within a storage unit, and a double shower cubicle with mains-fed shower. Features tiled flooring, part-tiled walls, inset ceiling lighting, heated towel rail, and a window to the rear aspect.

## GARDEN

Gated access on both sides leads to the rear garden, which is enclosed with fencing and hedged borders. The rear garden includes a lawn, decking, planted areas, decorative pebbled section, and a useful storage shed—ideal for outdoor relaxation, entertaining, or children's play.

## PARKING

off street parking space for 5-6 cars directly outside the property at the front.

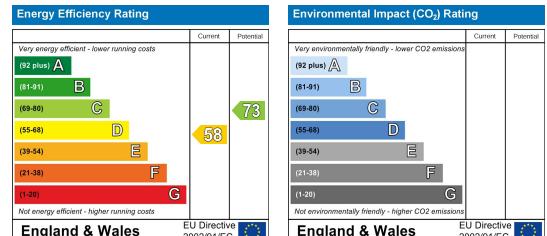
## Area Map



## 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.