



**2 Bedroom  
Semi-Detached House  
30 St Pauls Road, Mirfield, WF14 8AX  
Offers in region of: £250,000**



## Full Description

SUBSTANTIAL 2/3 BEDROOM SEMI-DETACHED HOME, DINING KITCHEN, STUNNING LOUNGE, CONSERVATORY, CELLAR ROOMS, GARDEN & GARAGE. An attractive substantial 2/3 bedroom semi-detached home, enhanced by central heating, Pvcu sash windows, many original architectural features and cellar rooms (housing Worcester Bosch boiler) with accommodation comprising; Entrance hallway, lounge situated to the front with gas fire set in marble surround and picture rail, dining kitchen having a good range of units in white high gloss, central island with seating, NEFF kitchen appliances to include; oven, microwave oven, gas hob, fridge/freezer, dishwasher and plumbing for washing machine. To the first floor there is a large front bedroom with 2 windows and fitted wardrobes/drawers/dressing table, this has potential to be 2 bedrooms, a rear double bedroom, study and house bathroom comprising; bath, shower cubicle, low flush toilet and wash hand basin. The loft access can be gained through the study, this has further potential to make an occasional room or bedroom subject to planning permission. There is a small garden area with gate to the front with side (shared) driveway leading to a single garage. Rear garden with paved area, grassed section and shrub borders.

## Property Rooms & Measurements

**ENTRANCE HALLWAY**17'3" X 3'3"

**LOUNGE**12'9" X 12'8"

**BREAKFAST KITCHEN**16'6" X 13'3"

**CELLAR**

**CONSERVATORY**9'7" X 7'5"

**BEDROOM 1**15'5" X 13'3"

**BEDROOM 2**10'8" X 7'7"

**HOME OFFICE/STUDY**7'0" X 6'6"

L shaped, max measurement

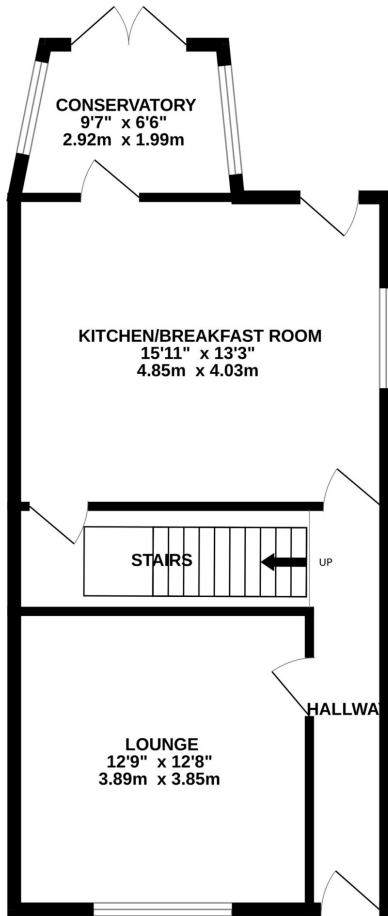




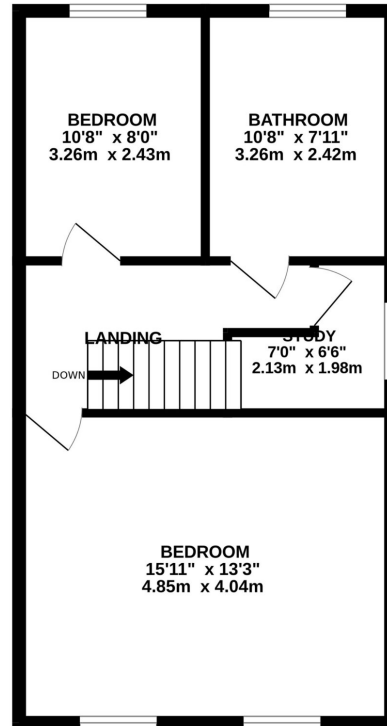




GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.

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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## VIEWING ARRANGEMENTS

By appointment with The Agent at:

Wilcock & Co, 116 Huddersfield Road, Mirfield,

West Yorkshire. WF14 8AB

Tel: 01924 481005 Email: [hello@wilcockandco.com](mailto:hello@wilcockandco.com)

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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.

# Wilcock.