

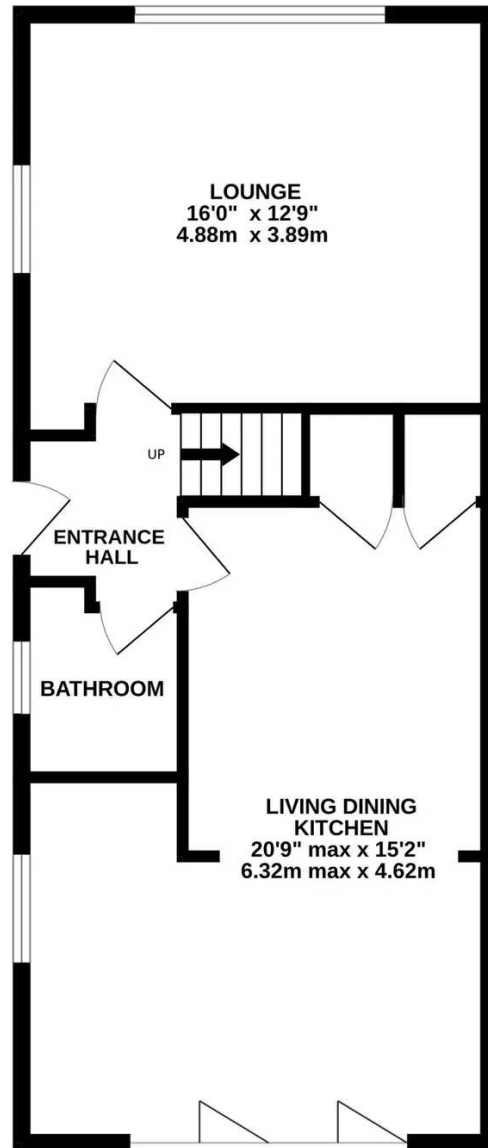


West Royd Avenue, Mirfield

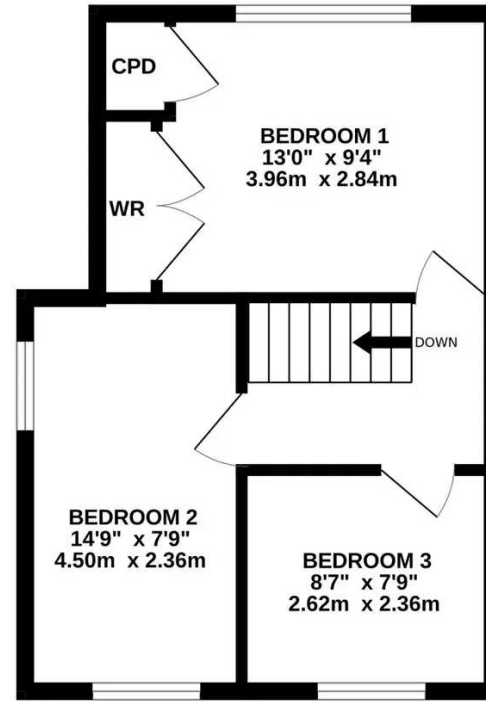
Mirfield

Fixed Price **£265,000**

GROUND FLOOR



1ST FLOOR



WEST ROYD AVENUE

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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West Royd Avenue

Mirfield, Mirfield

Council Tax band: C

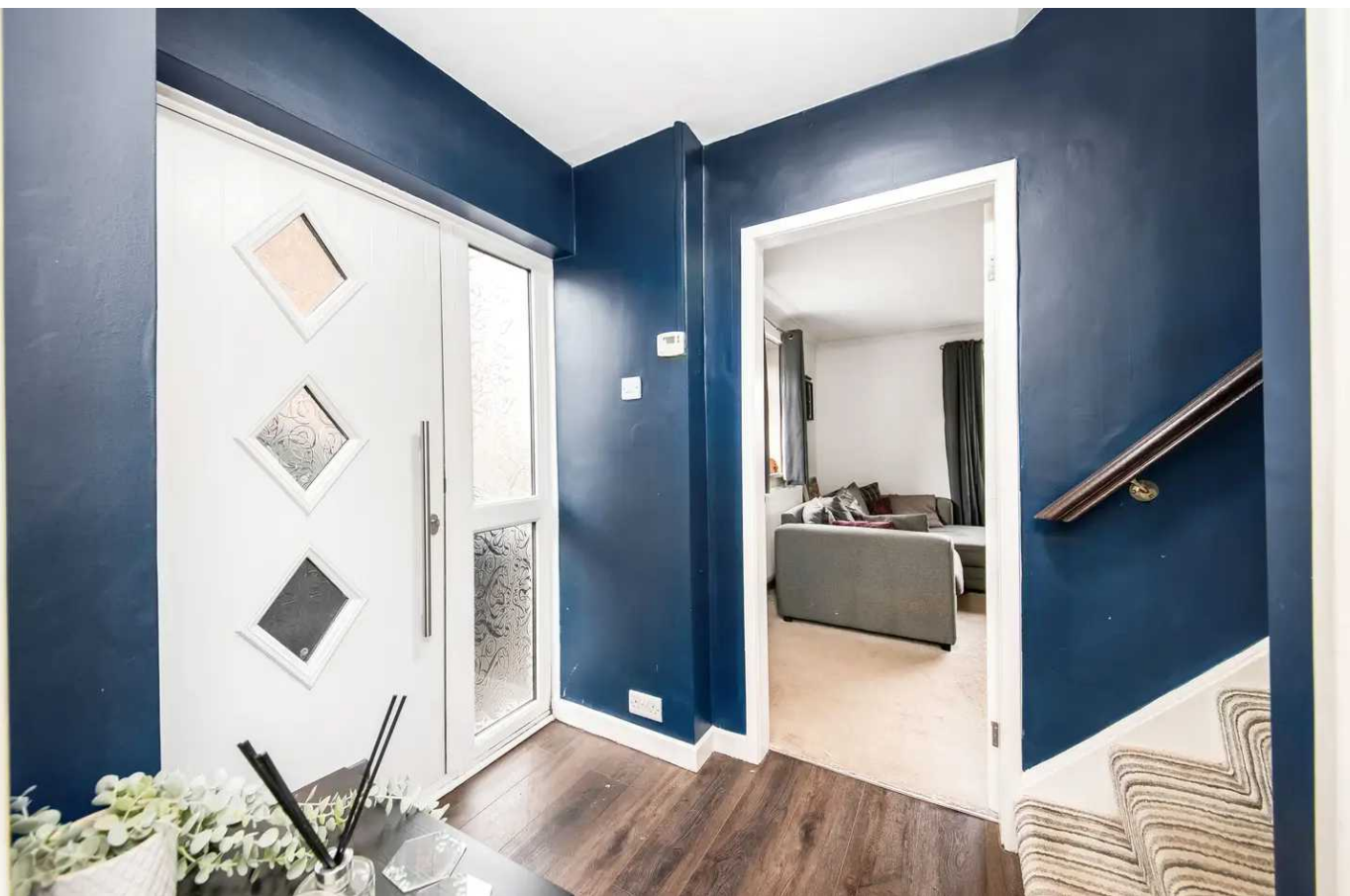
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A WELL PROPORTIONED SEMI-DETACHED HOME WITH A PARTICULARLY LONG DRIVEWAY, DETACHED GARAGE, AND A STUNNING, VERY LARGE REAR GARDEN. BEING RECENTLY UPDATED AND WITH DELIGHTFUL LIVING DINING KITCHEN, THE ROOM ALSO HAS A LOUNGE WITH A WOOD BURNING STOVE, WITH GROUND FLOOR BATHROOM AND ENTRANCE HALL, THIS HOME MUST BE SEEN INTERNALLY TO BE FULLY APPRECIATED. THE PROPERTY HAS GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. CARPETS, CURTAINS, AND CERTAIN OTHER EXTRAS MAY BE AVAILABLE BY SEPARATE NEGOTIATION.





ENTRANCE

Attractive stylish UPVC and obscured glazed door with matching glazed side panel gives access through to the entrance hallway. This has attractive timber effect flooring, and central ceiling light point, a four panel timber door leads through to the lounge.

LOUNGE

This as the photographs and floor layout plan suggests is a particularly large room, it has a large double glazed window to the front, and further window to the side giving a delightful amount of natural light and pleasant outlook. There is a centrally located chimney breast with raised hearth and all being home for a high quality cast iron and glazed fronted wood burning stove and the room has three wall light points. A door from the hall leads through to the dining living kitchen.



DINING LIVING KITCHEN

As the photographs suggest, this has a fabulous flooring, and a terrific view out over the property's gardens, courtesy of a bank of bi-fold doors, there is further window to the side. Off the kitchen area there is a utility cupboard/pantry and further storage space, the utility cupboard has plumbing for an automatic washing machine. The kitchen area itself incorporates a breakfast bar and there are units at both the high and low level including an integrated fridge and freezer. There are twin ovens being stainless steel and glazed fronted, stainless sink unit with stainless steel taps over, five ring gas hob with stainless steel extractor fan above, attractive working surfaces and splashbacks. The dining living area is particularly spacious and has as previously mentioned has a superb view out to the gardens and beyond.





BATHROOM

The house bathroom is positioned on the ground floor and briefly comprises of a low level W.C, pedestal wash hand basin with mixer tap over, bath with chrome mixer tap and shower attachment over. There is a glazed screen, ceramic tiled flooring, attractive tiling around the shower area, chrome central heating radiator/heated towel rail, extractor fan, spotlighting and obscured double glazed window.

FIRST FLOOR LANDING

Staircase with polished timber handrail rises to the first floor landing. This has a loft access point.



BEDROOM ONE

Positioned to the front, with a good sized window, large storage cupboard and bank of in built robes with storage cupboards above. The room is decorated with coving to the ceiling.

BEDROOM TWO

Bedroom two is an exceptionally long room with once again, high quality flooring, double glazed windows to two sides, one which overlooks the property's rear gardens.





BEDROOM THREE

Bedroom three is a good sized room with pleasant views out over the property's rear gardens and beyond.

REAR EXTERNAL

To the rear, immediately adjoining the property there is an extremely large gazebo which provides fabulous outdoor and evening entertainment with a lovely view out over the gardens. As the photographs suggest, the rear gardens feature a wonderful amount of mature shrubbery and trees, particularly to the border. This rear garden is quite simply superb and also has a greenhouse.

DETACHED GARAGE

There is also a detached garage. This has twin doors to the front and storage area to the side.

FRONT EXTERNAL

The property has a brick set driveway providing parking for three/four vehicles. To the front there is a garden area.







ADDITIONAL INFORMATION

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 23/03/2024

PROPERTY VIEWING NOTES -

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