



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Shillbank View
Mirfield, Kirklees



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Offers In Region Of £529,500

WE ARE DELIGHTED TO BE OFFERING TO THE MARKET THIS DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED HOUSE SITUATED IN THIS EVER POPULAR AND RESIDENTIAL AREA OF MIRFIELD BOASTING LOVELY VIEWS TO THE UPPER LEVEL. SITUATED WITHIN A FEW MINUTES DRIVE OF MIRFIELD TOWN CENTRE WITH ALL ITS SHOPS, BARS AND RESTAURANTS AND THE TRAIN STATION HAVING DIRECT ACCESS TO LEEDS, MANCHESTER AND LONDON AND WALKING DISTANCE TO SCHOOLS.

We are delighted to be offering to the market this deceptively spacious 4 Bedroom Detached House situated in this ever popular and residential area of Mirfield boasting lovely views to the upper level. Situated within a few minutes drive of Mirfield Town Centre with all its shops, bars and restaurants and the train station having direct access to Leeds, Manchester and London and walking distance to schools. Benefiting from Gas Central Heating and Double Glazing and briefly comprises of Entrance Hall, Lounge, Dining Kitchen, Summer Room, Utility, Downstairs Cloaks/WC and door leading to the Integral Double Garage. The 1st Floor has 4 Double Bedrooms with the main having ensuite facilities and a large family bathroom. To the outside there is a Resin Driveway and a pleasant lawned garden to the front and the rear garden is very private with mature planting, Indian Stone Patio Seating Area with a further decked seating area, green house and Shed. Viewing is highly recommended.



ENTRANCE HALL

PVCu Double Glazed Entrance Door, Laminate Flooring, Understairs Storage Cupboard, Radiator, Stairs to the first floor.

SITTING ROOM

16' 9" x 12' 6" (5.11m x 3.81m)

Window to the front elevation, 2 Radiators, Log Burner with Solid Wood Mantle, Wall Lights, TV Point, Pocket Glass Sliding Doors leading to the Dining Kitchen.

DINING KITCHEN

27' 4" x 10' 5" (8.33m x 3.18m)

Fabulous Open Plan Space with Modern Mushroom Coloured Gloss base and eye level units with complimentary Quartz worktops and Glass splashbacks, Composite Sink with inset Sieve compartment and drainer with mixer tap over, 5 Ring Induction Hob with Extractor Over, Built in Neff Steam Oven and Built in 2nd Combination Oven above, Integrated Dishwasher, Built in Full Height Fridge. Large Window the rear elevation, Undercounter and Plinth Lighting, Amtico Tiled Flooring, Radiator, Open Plan to the Summer Room. TV Point

UTILITY ROOM

10' 8" x 8' 9" (3.25m x 2.67m)

PVCu Rear Entrance Door, Amtico Flooring, Cupboard Housing the Boiler, St. Steel Sink Unit with mixer tap over, Plumbing for washing machine, Space for Dryer, Radiator, Window, Door to WC and additional door to the Integral Double Garage.

DOWNSTAIRS CLOAKS/WC

Amtico Flooring, Radiator, Window, Pedestal Wash Hand Basin, Low Level WC, Part tiled Walls.

SUN ROOM

9' 8" x 8' 9" (2.95m x 2.67m)

Amtico Flooring, Spotlights, Radiator. French Doors leading to the rear garden. Open plan to the Dining Kitchen.

BEDROOM 1

15' 4" x 13' 9" (4.67m x 4.19m)

Triple Glass Sliding Robes, Laminate Flooring, Large Window to the rear elevation, Radiator, Door to the ensuite.

ENSUITE SHOWER ROOM

Shower Cubicle, Vinyl Flooring, Wash Hand Basin and W/C incorporated within a vanity unit. Spotlights.

BEDROOM 2

16' 3" x 12' 5" (4.95m x 3.78m)

This is a large room which could easily be converted into 2 rooms. Laminate Flooring, 2 Windows, 2 Radiators, Spotlights.

BEDROOM 3

13' 9" x 12' 6" (4.19m x 3.81m)

Window, Radiator, Sliding Robes, Spotlights

BEDROOM 4

12' 0" x 11' 7" (3.66m x 3.53m)

Window, Radiator.

FAMILY BATHROOM

11' 11" x 9' 0" (3.63m x 2.74m)

Fitted with a 4 piece suite comprising of Jacuzzi Corner Bath, Shower Cubicle, Low Level WC, Pedestal Wash Hand Basin, Spotlights, Window to the rear elevation, Radiator, Part tiled walls.

LANDING

Window, Radiator, Spotlights, Large Storage Cupboard, Loft Access, Timber Balustrade.

DOUBLE GARAGE

17' 7" x 16' 1" (5.36m x 4.9m)

Large Garage with up and over remote control door, Running water, Electric (EV) Car Charger.



GARDEN/OUTSIDE

To the front of the property there is a Double width Resin Driveway recently laid and garden to the side of the driveway mainly lawned and pathway with gated access leading to the rear garden which is very well maintained with Indian Stone Patio seating area and a further decked seating area, mature planting. Lawned area with a Greenhouse and Shed. South Facing Garden.

WHAT3WORDS

///steamed.loom.fruit

TENURE

FREEHOLD

COUNCIL TAX

F

EPC

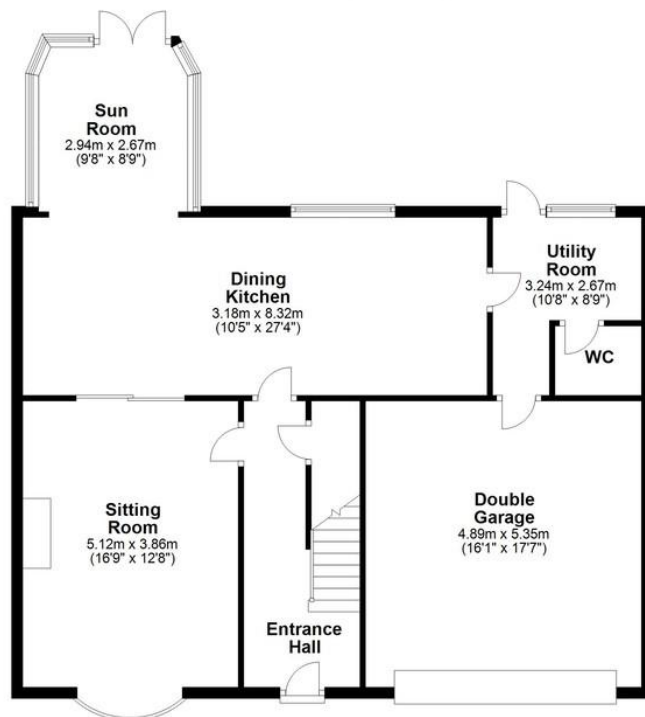
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AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

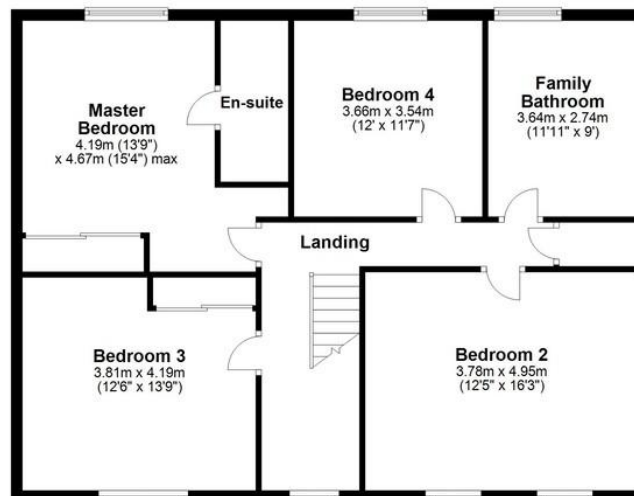
Ground Floor

Approx. 101.4 sq. metres (1091.2 sq. feet)



First Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



Total area: approx. 194.3 sq. metres (2091.1 sq. feet)





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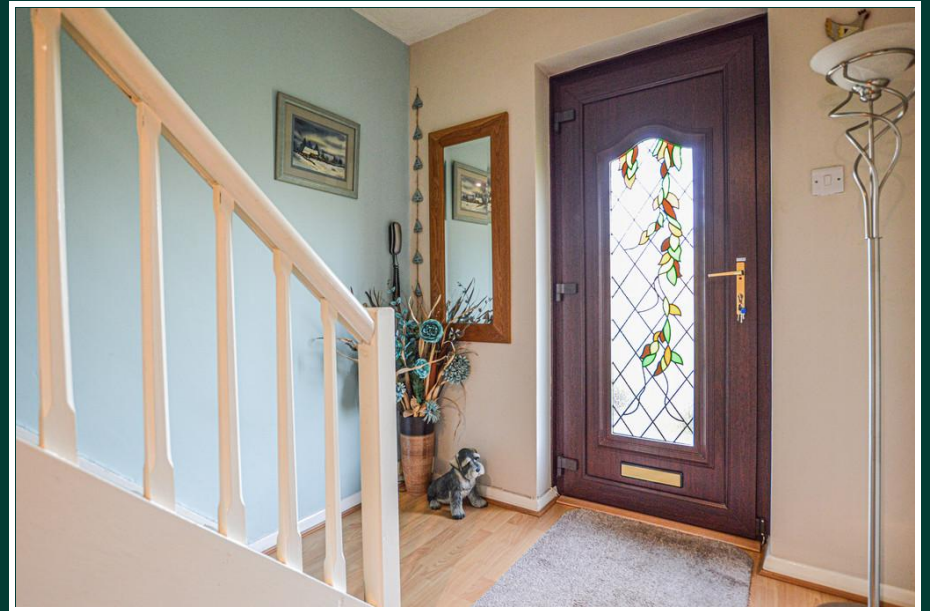
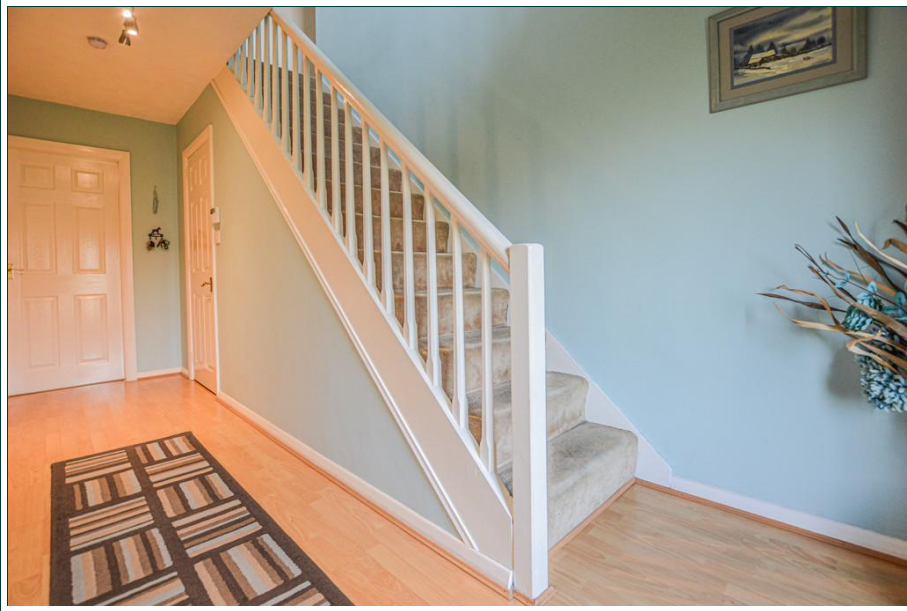


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