

MARSH & MARSH PROPERTIES

32 Nettleton Avenue, Mirfield, WF14 9AN

£235,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG, OR GROWING FAMILIES**** This beautifully presented end-townhouse in Mirfield offers **THREE DOUBLE BEDROOMS** plus a fantastic, converted attic room with an en-suite facility, making it an ideal family home. This home boasts a modern kitchen and stylish bathrooms along with excellent outdoor spaces. Just a 5-minute drive from Mirfield this home is located close by to local amenities and highly regarded local schools. The ground floor comprises an entrance hall, a spacious lounge, a contemporary kitchen with under-stair storage/utility, and a W/C. Upstairs, a landing leads to three well-proportioned double bedrooms and the house bathroom, while the loft has been converted into an occasional bedroom with additional storage and an ensuite. Externally, the property benefits from a large driveway at the front, providing ample parking for multiple vehicles. To the rear, there is an enclosed garden with a wooden decking area, a lawn, a secure shed, and a garden room featuring bi-folding doors and a W/C. An internal inspection is highly recommended to fully appreciate this fantastic home.

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ENTRANCE PORCH

An entrance porch with a UPVC front door and ceiling spotlight.

LIVING ROOM 3.8 x 5.7m (12'3 x 18'8)



The well-presented lounge features solid oak flooring, a radiator, a UPVC window, and patio doors that open onto the rear garden.

KITCHEN 3.1 x 5.7m (10'2 x 18'8)

The modern fitted kitchen boasts a wide range of wall and base units, along with a sink featuring a boiling water and mixer tap. It is equipped with high-quality appliances, including a built-in oven, wine fridge, induction hob, microwave, as well as an integrated dishwasher and fridge freezer. A

stylish breakfast bar provides seating for two, complemented by wood-effect laminate flooring and ceiling spotlights. The space also features an open staircase, two radiators, UPVC windows, and a UPVC back door leading to the rear garden. Additionally, under-stair storage offers space and plumbing for a washing machine and dryer, houses the combination boiler, and benefits from a UPVC window.



W/C

A W/C with a low flush toilet and hand wash basin. To complete this room there are ceiling spotlights, a radiator, and an extractor fan.



LANDING



Stairs lead up from the kitchen to this landing with a radiator and a UPVC window. There is also an open staircase leading to the loft room.

BEDROOM ONE 3.8 x 3.0m (10'2 x 9'/)



Double bedroom with ceiling spotlights, radiator, and a UPVC window with reaching views, including Emley Moor mast.

BEDROOM TWO 2.8 x 2.8m (9'2 x 9'0)



Double bedroom with ceiling spotlights and UPVC window.

BEDROOM THREE 3.1 x 3.0m (10'2 x 9'8)



Double bedroom with ceiling spotlights and UPVC window.

BATHROOM

The bathroom features a stylish three-piece suite, comprising a walk-in shower cubicle with a glass screen and a handheld power shower, a vanity

sink, and a low flush toilet. The space is enhanced by fully tiled walls and flooring, ceiling spotlights, a radiator, an extractor fan, and a UPVC window.



LANDING STORAGE

A useful storage space.

LOFT ROOM 3.7 x 4.3m (12'1 x 14'1)



An occasional bedroom with ceiling spotlights, a radiator, and a Velux window.



EN-SUITE

A three-piece suite featuring a bathtub with a handheld shower, a pedestal sink, and a low-flush toilet. The space is complemented by tiled walls, a radiator, and a skylight that allows natural light to

fill the room.



EXTERNAL



To the front is a large, tarmacked drive with space for multiple vehicles and wooden steps leading up to the front door. To the rear, there is an enclosed garden featuring a wooden decking area and a well-maintained lawn, providing a perfect space for outdoor relaxation and entertaining.



SHED

A practical shed with shelving and UPVC patio doors, offering additional storage.

GARDEN ROOM 4.2 x 4.6m (13'9 x 15'1)

A garden room, currently used as a games room,

features wood-effect laminate flooring, power, and lighting. Additionally, it includes a W/C for added convenience.



purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

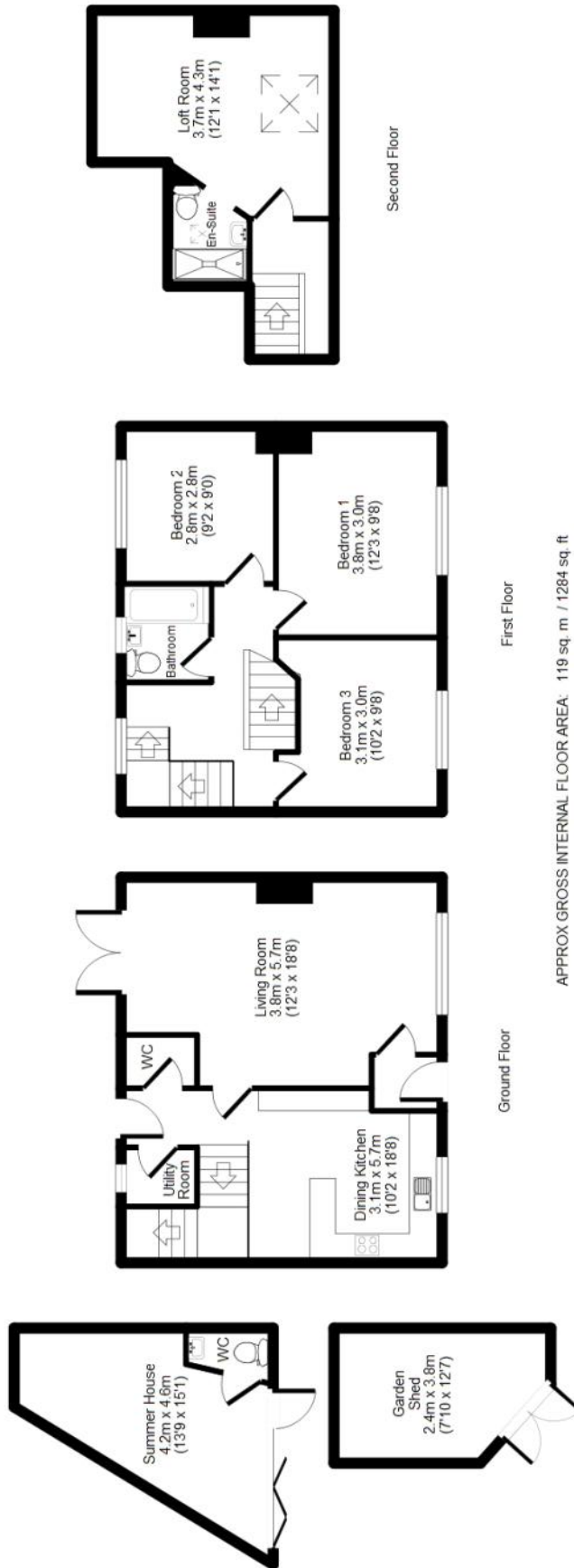


W/C

A w/c with a low flush toilet, a hand wash basin and UPVC window.

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