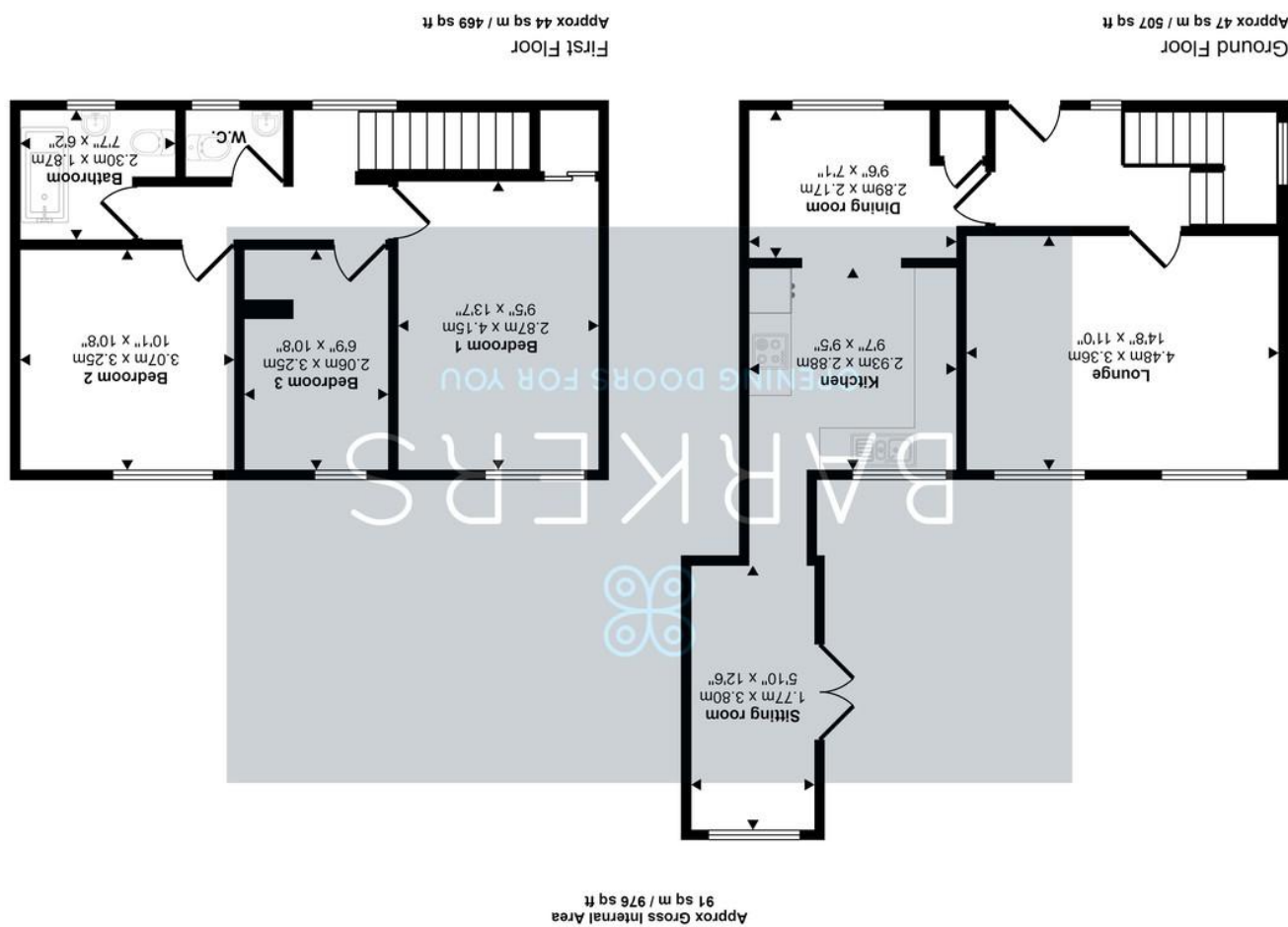


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56 D	82 B



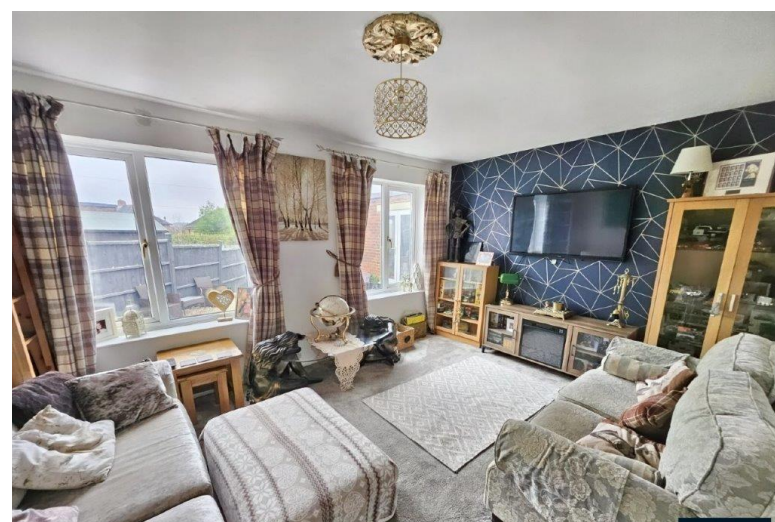
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS  
OPENING DOORS FOR YOU

## 47 Kitson Hill Road Mirfield, WF14 9EN Asking Price Of £195,000

- SEMI-DETACHED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- SITTING ROOM
- THREE BEDROOMS
- HOUSE BATHROOM WITH SEPARATE WC
- LARGE CORNER PLOT
- GREAT LOCATION
- LARGE ENCLOSED GARDENS



# Full Description

## DESCRIPTION

Offered for sale is this three bedroomed semi-detached property situated within a large corner plot and close proximity to Mirfield Free Grammar School, local amenities, M62 motorway network with gas fired central heating, uPVC double glazing. The accommodation comprises: lounge, dining room, kitchen, sitting room, house bathroom with separate WC, large gated driveway, low maintenance gardens with borders and shrubs, decked area ideal for outside entertaining.

Approximately 18 months ago the property had a new roof, was re-wired and had a new boiler installed.

## ENTRANCE HALL

External door leading into the entrance hall with tiled flooring and doors leading off into the dining room, lounge and stairs to the first floor.

## LOUNGE

14' 8" x 11' 0" (4.47m x 3.35m)

Featuring two windows bringing in lots of natural light.

## DINING ROOM

9' 6" x 7' 1" (2.9m x 2.16m)

With tiled flooring and archway leading into the kitchen.

## KITCHEN

9' 7" x 9' 5" (2.92m x 2.87m)

Fitted with wall and base units, complementary works surfaces, inset sink with rinsing tap, electric oven, built in microwave, ceramic hob with chimney extractor over, plumbing for automatic washing machine and dishwasher, modern vertical radiator, tiled flooring, archway leading into the sitting room.

## SITTING ROOM

12' 6" x 5' 10" (3.81m x 1.78m)

With tiled flooring, French doors leading out into the garden.

## FIRST FLOOR LANDING

With stairs leading to the first floor with doors leading off into three bedrooms and house bathroom, access to loft.

## BEDROOM ONE

13' 7" x 9' 5" (4.14m x 2.87m)

Double bedroom with built in storage area.

## BEDROOM TWO

10' 8" x 10' 1" (3.25m x 3.07m)

Double bedroom

## BEDROOM THREE

10' 8" x 6' 9" (3.25m x 2.06m)

Double bedroom



## HOUSE BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

Fitted with modern three piece suite comprising low flush WC, inset hand wash basin with vanity unit, bath with mixer shower over and glass screen, part acrylic panelled walls, vinyl flooring, chrome towel rail.

## SEPARATE WC

Featuring low flush WC, inset hand wash basin with vanity unit, vinyl flooring.

## EXTERIOR

A gated driveway provides private parking. There are gardens to three sides which are part pebbled/slate chipped with borders and shrubs and there is a decked area ideal for outside entertaining.

## DIRECTIONS

From our Birkenhead office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 2nd exit onto M606 slip road to Manchester/Huddersfield M62 at junction 25 take the A644 exit to Huddersfield/Brighouse at Clifton Interchange take the 1st exit on Wakefield Road at Cooper Bridge roundabout take the 1st exit onto Leeds Road, continue on Leeds Road/A62, turn right onto Stocksbank Road then left onto Kitson Hill Road where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

