

# 4 bedroom semi-detached house for sale

Wilson Avenue, Mirfield, West Yorkshire, WF14

£230,000

Monthly mortgage payments

Print











## Property Description

### Key features

- Vacant possession
- Off road parking
- 4 bedrooms
- Utility room
- Large lounge/dining room with split fireplace

### Full description

**Tenure:** Freehold

New to market with over 125m<sup>2</sup> of space this well maintained, nicely presented 4-bedroom property is perfect for a family looking for plenty of space! Watch our video tour!

A well maintained and presented 4 bedroomed property is perfect for the growing family looking for individual bedroom space and lots of ground floor living area. Including 2 off road parking spaces and garden space to front & rear, suited to the family that demand their own space!

#### Key property details

**Roof material** Tiled

**Property construction** Pebbled dashed render

**Windows & Doors** UPVC Double Glazed

**Heating powered by** Gas Central Heating

Accommodation Listing:

#### Ground Floor

**Entrance front** 0.93m x 1.50m - Doors off to lounge and kitchen.

**Kitchen** 5.88m x 2.77m - Tiled flooring, ceramic electric induction hob, and glass/steel extractor hood. Oven and grill housing and modern wall and base units. Bowl and half stainless-steel sink with mixer tap.

**Ground floor hallway/2nd rear entrance** 2.47m x 1.86m - Staircase leading to first floor and doors to all rooms including rear garden and utility.

**Utility Room** 2.17m x 1.38m - Amazing addition to the kitchen housing space for a washer, dryer, and freezer plus the gas combi boiler. All the noisy appliances tucked away in one room.

**Lounge** 4.12m x 4.46m - Open decorative fireplace into dining room area. Wooden flooring throughout.

**Dining Room** 3.17m x 5.15m - French patio doors leading onto front garden patio area (south facing). Wooden flooring throughout.

#### First Floor

**Landing** 8.87m x 1.80m. Window

**Bedroom 1 (front)** 4.06m x 2.78m

**Landing storage cupboard** 0.85m x 1.51m. including window.

**Master bedroom 2 (front)** 3.39m x 4.20m - Built in storage/wardrobe space and dressing table.

**Ensuite** 1.78m x 1.32m - Shower with sliding door and vanity sink unit, extractor fan.

**Bedroom 3 (front)** 4.11m x 3.22m

**Master bathroom** 1.67m x 3.07m - Modern suit with jacuzzi bath, shower, and vanity unit with plenty of storage, WC and sink. Extractor fan

**Bedroom 4 (side)** 2.20m x 1.94m

**Parking arrangements** Large driveway to the side for up to 2 large vehicles plus plenty of on street parking.

**Outside space** Gardens to the front, rear and side. Including outdoor garden room and storage shed.

**Outside W.C** access from the rear garden

**Tenure** Freehold

**Council Tax Band** B

**Energy Performance Rating** TBC

**Mains Gas** Yes

**Mains Electricity** Yes

**Mains Water** Yes

**Viewing** By appointment with Harvey & Ryall

What 3 Words location ///occupy.town.branched

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

#### Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.3 miles from Mirfield Centre
- 0.7 miles from Mirfield Train Station
- 2.6 miles from M62 junction 25

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

#### Energy Performance Certificates (EPCs)

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## Floorplans

Floorplan

HARVEY & RYALL 



For illustration purposes only, not to scale  
Plan produced using PlanIt.jp

**2 Wilson Avenue, Mirfield**

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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