



Bank Street, Mirfield,

£164,950

* FRONT TERRACE * TWO BEDROOMS * POPULAR LOCATION * CLOSE TO MOTORWAY LINKS *
* MODERN KITCHEN & SHOWER ROOM * UNDERFLOOR HEATING *

A fantastic opportunity for either first time buyer or downsizer to purchase this 'ready to move into' two bedroom front terrace. Benefits from upvc double glazing and part central heating.

The accommodation briefly comprises entrance, lounge, modern fitted breakfast kitchen, two first floor bedrooms and a modern house shower room.

To the outside there is a small garden area.
Viewing is recommended.



Entrance

Lounge

14'11" x 11'9" (4.55m x 3.58m)

With electric fire set in chimney breast, tiled floor with underfloor heating.

Breakfast Kitchen

14'11" x 6'8" (4.55m x 2.03m)

Modern fitted breakfast kitchen having a range of wall and base units incorporating stainless steel sink unit with instant hot water tap, stainless steel double oven and hob, integrated fridge freezer, breakfast bar, tiled floor., underfloor heating.

First Floor Landing

Bedroom One

14'11" x 11'10" (4.55m x 3.61m)

With radiator.

Bedroom Two

9'9" x 8' (2.97m x 2.44m)

With radiator.

Shower Room

Modern three piece white suite, tiled walls and heated towel rail.

Exterior

To the outside there is a small garden area.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside, left onto Hightown Rd, left onto Halifax Rd/A649, right onto Clough Ln, continue onto Prospect Rd, turn left onto Fall Ln/B6119, turn right onto Leeds Rd/A62, left onto Stocks Bank Rd, left onto Bank St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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