



Huddersfield Road, Mirfield,

Reduced £89,950

- * MID TERRACE * ONE BEDROOM * CLOSE TO AMENITIES * GARDEN FRONTAGE *
- * IDEAL FTB/INVESTOR * DECEPTIVELY SPACIOUS * SUPERB BASEMENT KITCHEN *

ATTENTION FTB/Investors!! This deceptively spacious well presented one bedroom terrace property would make an ideal purchase for anybody looking for easy access to Mirfield Town Centre which boasts amenities, shops and Mirfield Train Station. Having a superb basement dining kitchen with underfloor heating, the property benefits from the modern home comforts of gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, basement dining kitchen, first floor bedroom and bathroom. To the outside there is a small garden frontage.



Entrance Vestibule

Lounge

10'4" x 15'4" (3.15m x 4.67m)

With radiator and double glazed window.

Basement Kitchen

14'4" x 9'7" (4.37m x 2.92m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, plumbing for auto washer, oven, hob and extractor hood, double glazed window, useful storage, underfloor heating.

First Floor

Bedroom One

15'4" x 13'7" max (4.67m x 4.14m max)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath with shower over, wash basin, low suite wc, tiled walls and floor.

Exterior

To the outside there is a small garden frontage.

Directions

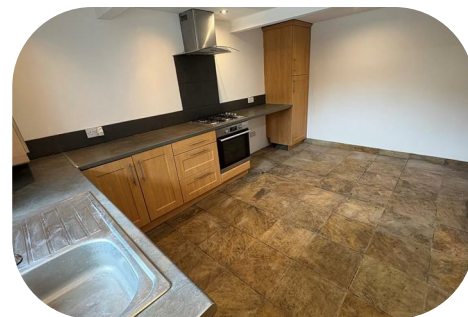
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn left onto Hightown Rd, continue onto Hare Park Ln, turn left onto Windy Bank Ln/B6119, continue to follow B6119 for 1.3 miles, take the slight right onto Far Common Rd/B6119, right onto Leeds Rd/A62, left onto Stocks Bank Rd, right onto Coppin Hall Ln, left onto Huddersfield Rd/A644 and the property will shortly 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk