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69 Oakleigh Gardens

Mirfield, WF14 8QE

£199,950



77 Huddersfield Road | Mirfield | WF14 8BL

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3 BEDROOM SEMI DETACHEDIDEAL TO FIRST TIME BUYERS / YOUNG FAMILY***MIRFIELD***

Located on the outskirts of Mirfield but with in walking distance to the centre and and train station. This lovely starter home must be viewed. Accommodation which comprises of; entrance lobby, lounge, kitchen diner, 3 first floor bedrooms and house bathroom. off road parking to the side and a lovely well kept enclosed garden to the rear. No UPPER CHAIN.

*****Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing*****

Entrance Lobby

Stairs leading to first floor accommodation, radiator.

Lounge

12'8" x 11'7" (3.86m" x 3.53m")

Gas fire, under stairs storage cupboard and radiator.

Kitchen Diner

8'3" x 14'8" (2.51m" x 4.47m")

A range of kitchen wall and base units with stainless steel hob, oven and sink unit built in. Plumbing for automatic washing machine, French doors leading out to rear garden and radiator.

Landing

Storage cupboard and access to loft space.

Double Bedroom1

11' x 8'2" (3.35m x 2.49m")

Built in wardrobes with sliding door fronts, radiator.

Double Bedroom2

10'2" x 8'2" (3.10m" x 2.49m")

Radiator.

Single Bedroom 3

6'7" x 6'3" (2.01m" x 1.91m")

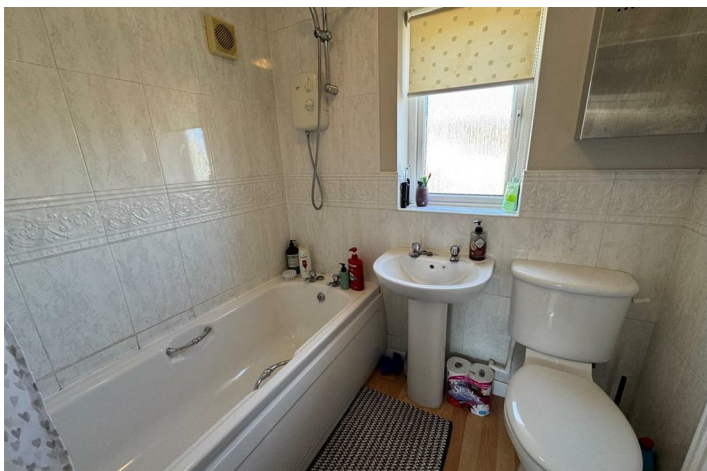
Radiator.

House Bathroom

3 piece white suite which consists of a low flush wc, pedestal wash hand basin and panelled bath with shower over and screen. Majority tiled walls and radiator.

Exterior

Off road parking to side and a lovely landscaped garden to the rear.



Road Map



Hybrid Map



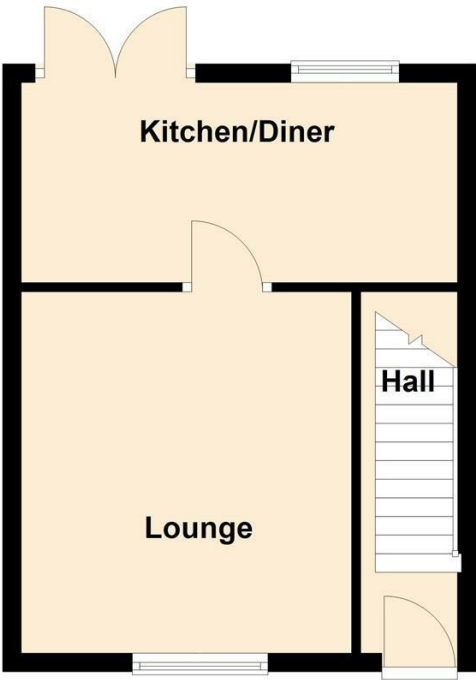
Terrain Map



Floor Plan

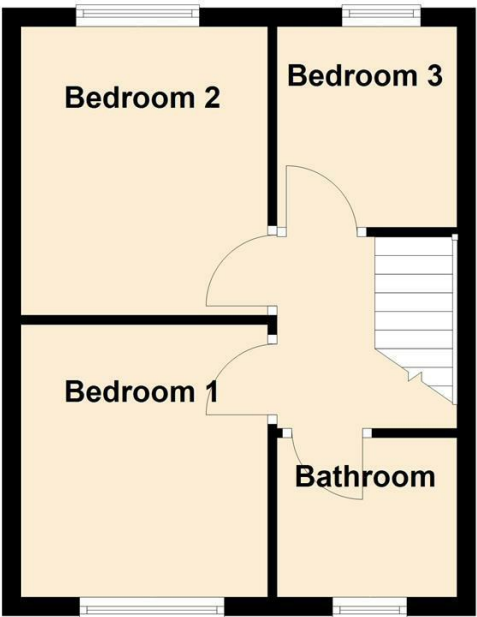
Ground Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)

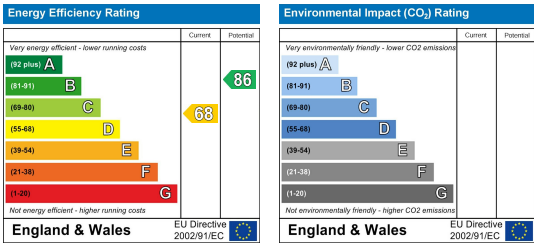


Total area: approx. 52.3 sq. metres (562.9 sq. feet)

Viewing

Please contact our Mirfield Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.