



Kings Head Road, Mirfield

Offers in Region of **£325,000**





Kings Head Road

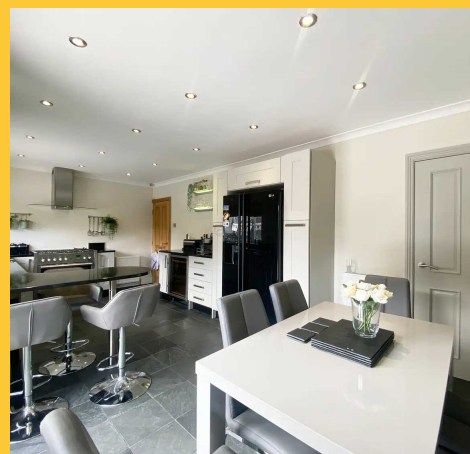
Mirfield

A fabulous 4 double-bedroom detached property, located a stone's throw away from excellent amenities and the highly regarded Mirfield Grammar School this is an exceptional family home which is ready to move into.

Council Tax band: C

Tenure: Freehold

- Driveway parking for several vehicles
- 4 double bedrooms
- Gorgeous dining kitchen
- Low maintenance garden





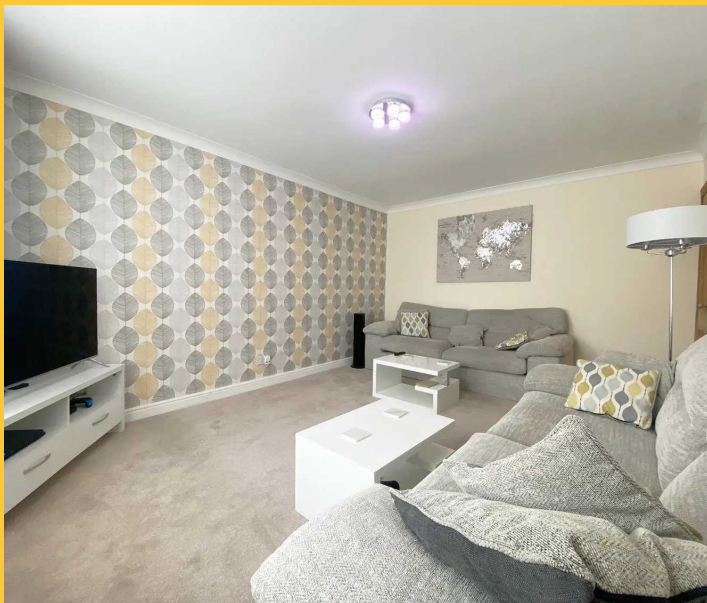
Entrance Hallway

Immediately upon entering the home, you are greeted with an impeccably presented and stylish space which continues throughout. The light and airy entrance hallway has plenty of space to hang outdoor garments before entering the main rooms of the home.

Dining Kitchen

20' 1" x 10' 4" (6.11m x 3.16m)

Welcome to the heart of the home, where culinary dreams and family gatherings intertwine seamlessly. This generously proportioned family dining kitchen stands as a testament to comfort and elegance, embraced by expansive patio doors that allow sunlight to cascade into the room and offer the perfect opportunity for entertaining friends and family to spill outdoors. With a high-specification Neff range cooker and hob, integrated dishwasher, wine cooler and space for an American fridge freezer. The kitchen has been thoughtfully designed with an extended breakfast bar ideal to sit and enjoy a morning coffee and also has plenty of space for a family-size dining suite perfect for more formal dining occasions. There is an abundance of wall and base cabinets with complimenting black granite work surfaces and stylish slate flooring. For added convenience, a practical utility area offers additional storage and plumbing provisions for a washing machine.





Bedroom 1

16' 6" x 7' 10" (5.04m x 2.40m)

Bathed in natural light, this room exudes an airy ambience, courtesy of the front-facing window. Its versatility knows no bounds – while presently serving as a bedroom, its location on the ground floor opens the door to a plethora of possibilities. Whether it transforms into a serene home office for those working from home, a vibrant children's playroom, or a dynamic studio space for creative pursuits, the room stands ready to adapt to your every need.

Lounge

15' 5" x 11' 7" (4.71m x 3.52m)

An exquisitely designed and fashionable lounge. The space exudes a cosy and welcoming ambience, boasting ample room that easily accommodates a variety of furniture pieces. This room is an ideal haven where the entire family can relax and enjoy.

Bedroom 2

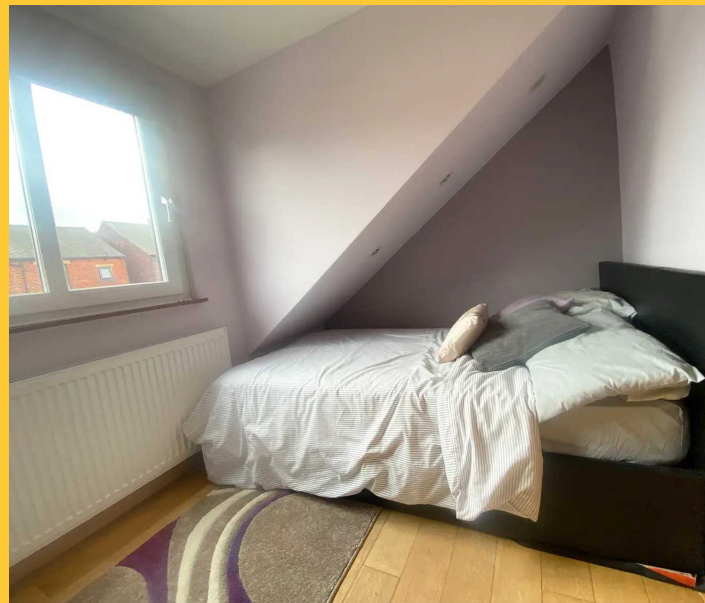
11' 2" x 8' 2" (3.41m x 2.49m)

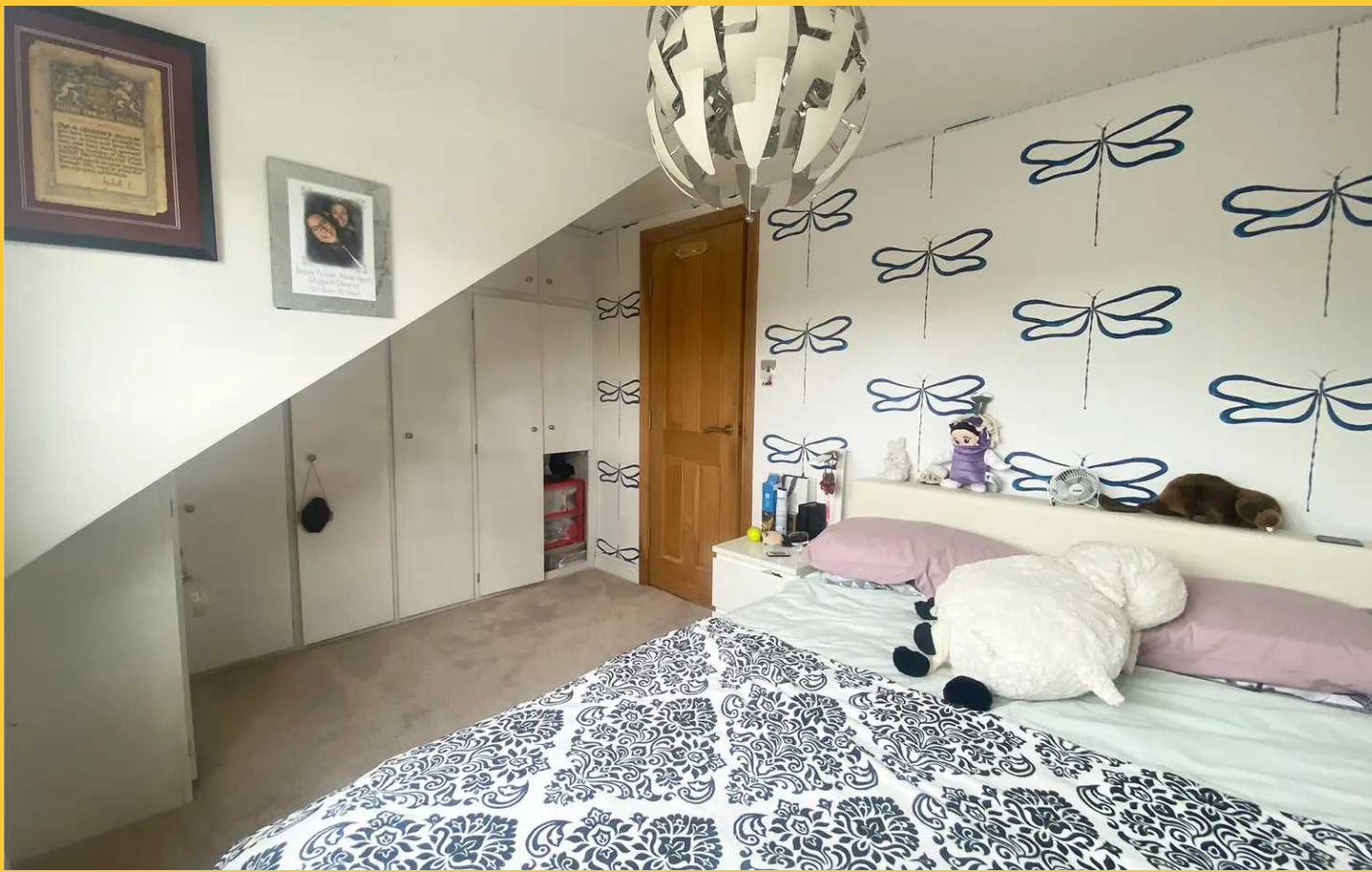
Located to the front of the property, this is a good size double bedroom, cleverly designed with a built-in wardrobe maximising storage and floor space.

Bedroom 3

13' 7" x 9' 3" (4.15m x 2.82m)

Located at the rear of the property, therefore, has a pretty outlook over the rear garden. Again a good size double bedroom with built-in wardrobe space.





Bedroom 4

10' 5" x 7' 1" (3.18m x 2.17m)

Rarely do properties have four double bedrooms, this is a good size double located to the rear and having laminated flooring.

Bathroom

An extremely luxurious bathroom, fitted with high-quality fixtures and fittings. Fully tiled for easy maintenance with low flush W.C, wash basin with vanity mirror above, full-length bath and separate shower cubicle. This is certainly a bathroom in which to lay in the bubbles with some candles and soak in the relaxing space.

Exterior

A generously spacious garden, entirely paved with elegant porcelain garden tiles and adorned with a slate border. The garden is securely enclosed and perfectly level, making it an ideal playground for children and pets. This remarkable space offers an exceptional setting for outdoor dining, hosting family and friends, and partaking in various recreational pursuits. Additionally, a substantial garden storage unit is available to stow away outdoor belongings.





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