



Meadow View | | Mirfield | WF14 0EA

Asking price £240,000



SHERIDAN  
BAILEY  
PROPERTY



## Meadow View | Mirfield | WF14 0EA Asking price £240,000

Nestled within a popular new-build development on the outskirts of Mirfield, this 3 bed mid terrace property has plenty to offer first time buyers, professional couples and young families alike.

The property also benefits from the remaining New Homes Building Council (NHBC) guarantee.

The property briefly comprises, entrance hall, living room, spacious open plan Kitchen/Dining with French doors to patio and garden, downstairs WC. On the first floor there is a master bedroom ensuite and 2 further good sized double bedrooms, plus bathroom

Externally there is a double driveway, and EV Charger. The rear there is an enclosed garden and patio

- 3 bed mid terrace property
- 3 good sized double bedrooms
- Spacious Kitchen/Dining space
- Nicely presented throughout
- Double driveway
- EV Charger

### Entrance Hall

Entrance Hall with space for cloaks, staircase to first floor landing.

### Living Room

Good size, light and airy Living Room. Window to front elevation.







### Kitchen / Dining

Spacious and modern Kitchen/ Dining space. The Kitchen has a range of white hi-gloss wall and base units with wood effect work tops over and tiled splashbacks. Integrated appliances include, eye level double electric AEG oven, fridge/freezer, 4 burner gas hob with built in extractor and light, slim dishwasher and plumbing for housed washing machine. 1.5 stainless steel sink and drainer with mixer tap over, under wall unit lights, wood effect laminate flooring. Window to rear garden views.

The Dining space is a good size with room for a 4-6 seater dining table and chairs. French doors lead out the patio and garden area, lovely for summer evenings and entertaining. There is also great understairs storage.

### Downstairs WC

Useful downstairs WC comprising, low level WC, vanity wash handbasin with splashback and extractor.

### Staircase to first floor landing

### Master Bedroom Ensuite

Good sized Master Bedroom. Fully tiled ensuite comprising walk in single shower with rainfall shower head, low level WC, wash handbasin, frosted window to front elevation and tiled flooring

### Bedroom 2

Good size double bedroom with window to rear elevation

### Bedroom 3

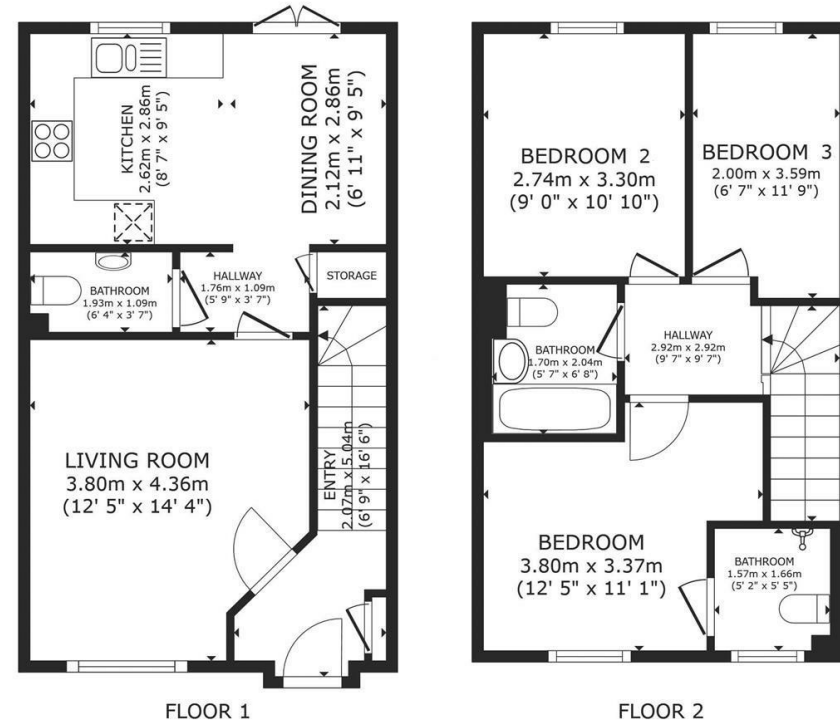
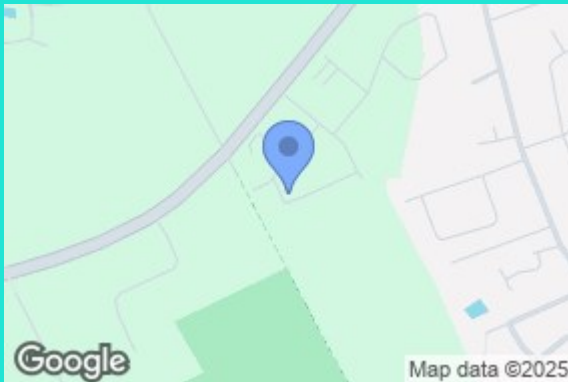
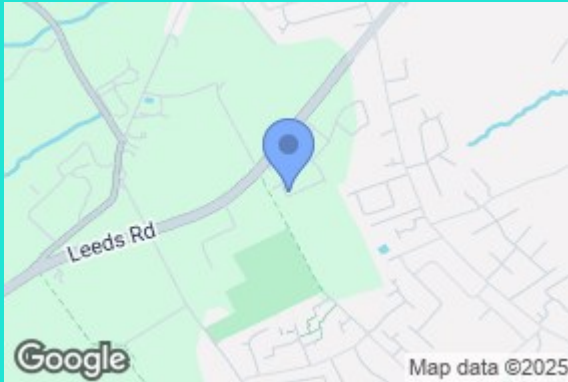
Good size double bedroom with window to rear elevation

### House Bathroom

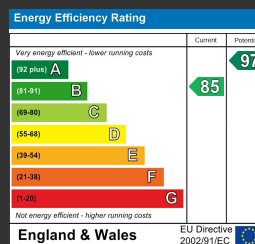
Partially tiled Bathroom with tiled effect flooring, bath with shower over and glass shower screen, low level WC, wash handbasin, heated chrome towel rail.

### External Areas

Nicely presented mid terrace property with double driveway and EV charger to the front elevation. Rear of the property accessed via French Doors in Kitchen/Dining with a good size rear garden space with twin patio areas, and lawn. Bottom patio space ideal for garden furniture and BBQ's.



GROSS INTERNAL AREA  
FLOOR 1 41.4 m<sup>2</sup> (446 sq.ft.) FLOOR 2 39.9 m<sup>2</sup> (429 sq.ft.)  
TOTAL : 81.3 m<sup>2</sup> (875 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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