





welcome to

Beechwood Avenue, Mirfield

Situated on this cul-de-sac location in Mirfield, is this well-presented and proportioned extended three bedroom semi detached family home close to all schooling, amenities, bus routes and motorway connections. View today!













Entrance Hall

Part double glazed Upvc door to front, gas central heating radiator and laminate flooring. Telephone Point.

Lounge

12' 6" Into Bay x 12' 4" (3.81m Into Bay x 3.76m)
Double glazed bay window to front, coving to ceiling and gas central heating radiator. TV point.

Dining Room

11' MAX \times 10' 6" MAX (3.35m MAX \times 3.20m MAX) Double glazed window to rear, coving to ceiling and double doors leading to lounge.

Second Reception Room

15' x 8' 6" (4.57m x 2.59m)

Two gas central heating radiators, double glazed patio door to garden and coving to ceiling. Access to integral garage. Telephone point, laminate flooring and double doors to conservatory.

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Electric double oven and gas hob and plumbing for washing machine. Integrated dishwasher, fridge freezer, cupboard housing the boiler. Archway to second reception room. Pantry storage.

Integral Garage

17' 1" x 9' 3" (5.21m x 2.82m) Up and over door. Power and light.

Conservatory

10' 3" x 6' 9" (3.12m x 2.06m)

Part Upvc construction, light and gas central heating radiator. Laminate flooring and double glazed windows to rear.

First Floor Landing

Double glazed window to side and access to loft space. Doors to accommodation.

Bedroom One

11' 2" x 9' 6" To Wardrobes (3.40m x 2.90m To Wardrobes)

Double glazed window to front, fitted wardrobes to one wall, coving to ceiling and gas central heating radiator.

Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to rear, built in wardrobes to one wall, coving to ceiling and gas central heating radiator.

Bedroom Three

8' x 8' (2.44m x 2.44m)

Double glazed window to front, over bulkhead storage, gas central heating radiator and spotlights. Coving to ceiling.

Family Bathroom

Double glazed window to rear. Corner panelled bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap, gas central heating radiator and tiled walls. Tiled flooring.

Separate Wc

WC, double glazed window to side and tiled flooring.

Exterior

To the front of the property there is a tarmac driveway providing off street parking for multiple vehicles and plant and shrub borders. Garden shed to remain. Leading to the integral garage. The enclosed rear garden has two patio areas, which are lawned and paved perfect to relax or entertain on.





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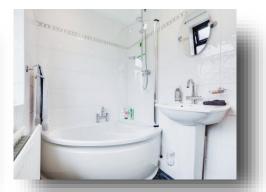
- Extended Three Bedroom Semi Detached
- Three Reception Rooms
- Conservatory & Integral Garage
- Driveway & Enclosed Rear Garden
- Popular Location of Mirfield

Tenure: Freehold EPC Rating: D

guide price

£285,000







Google

Please note the marker reflects the postcode not the actual property

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Property Ref: DWS116520 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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