



**Beechwood Avenue, Mirfield WF14 9LG**



**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 x 10' 6" MAX ( 3.35m MAX x 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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## Beechwood Avenue, Mirfield

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116520 - 0004

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william h brown



**01924 468900**



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



**williamhbrown.co.uk**