



Sunnybank Road, Mirfield WF14 0JQ



welcome to

Sunnybank Road, Mirfield

Guide Price £350,000-£360,000 4/5 bedroom detached former farmhouse, which we are led to believe dates back over 200 years. 16ft Lounge with original wooden beams and open fire, 13ft dining area, 12ft breakfast kitchen, four double bedrooms and family bathroom with access to the attic dormer



Entrance Porch

Part double glazed composite door to front, double glazed windows to front and sides. Door to entrance hall.

Entrance Hallway

Doors to ground floor accommodation, stairs to first floor landing and wall mounted heater. Beams to ceiling, wall lights and under stairs storage cupboard.

Lounge

16' 4" x 16' 2" (4.98m x 4.93m)

Double glazed window to rear, double glazed patio door to rear and beams to ceiling. Wall mounted electric heater, telephone and TV points. Open brick fireplace. Wall lights and open to dining room.

Kitchen

12' 8" x 10' 5" (3.86m x 3.17m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, under unit lighting and splashback tiling. Stainless steel sink drainer with mixer tap. Plumbing for washing machine and dishwasher. Space for fridge. Double oven, hob and wall mounted cooker hood. Integrated microwave. Double glazed window to front and beams to ceiling. Built in seating area and panelling to walls.

Dining Room

13' 2" x 8' 5" (4.01m x 2.57m)

Double glazed bay window to rear, beams to ceiling and wall lights.

Cloakroom

WC, floating wash hand basin with splashback tiling. Extractor fan.

First Floor Landing

Doors to first floor accommodation.

Bedroom One

16' 3" x 10' 2" (4.95m x 3.10m)

Double glazed window to rear, wall mounted electric

heater and beams to ceiling. Stairs to attic room. Built in wardrobe.

Bedroom Two

13' 3" x 12' 9" (4.04m x 3.89m)

Double glazed window to front, wall mounted electric heater and beams to ceiling.

Bedroom Three

15' 3" x 8' 4" (4.65m x 2.54m)

Double glazed window to front. wall mounted electric heater and built in wardrobes to one wall.

Bedroom Four

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to front. wall mounted electric heater and built in wardrobes to one wall.

Attic Room / Home Office

17' 1" x 16' 5" (5.21m x 5.00m)

Double glazed window to rear and side. Beams to ceiling, brick feature to one wall.

Family Bathroom

Double glazed window to rear. Tiled bath, WC and vanity wash hand basin with mixer tap and storage below. Corner shower cubicle with wall mounted shower over. Tiled walls, spotlights to ceiling and shaver point.

Exterior

To the front of the property there is a driveway providing off street parking for multiple vehicles leading to the garage. Lawned garden with established plant and shrub borders. Side access to the rear. The enclosed well established rear garden has various sitting areas. Paved and lawned garden with plants, trees and shrub borders. Outside water tap and lighting.

Garage

Benefits from a up and over door.



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Sunnybank Road, Mirfield

- ***Guide Price £350,000-£360,000***
- 16ft Lounge & 12ft Dining Area
- Downstairs Wc
- Front & Rear Gardens
- Drive & Garage

Tenure: Freehold EPC Rating: G

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116560 - 0008

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