



Garforth Court, Mirfield WF14 0ND

welcome to

Garforth Court, Mirfield

BLINK AND YOU'LL MISS IT!! LOCATION IS EVERYTHING... Tucked away in this cul-de-sac location is this three bedroom semi-detached property close to all local amenities and schooling.. view today!



Entrance Hallway

Part double glazed composite door to front, double glazed window to side and gas central heating radiator. Doors to accommodation.

Lounge Area

12' 7" x 11' 5" (3.84m x 3.48m)

Double glazed French doors to conservatory, media wall with TV points and spotlights to one wall with inset electric log effect fire. Gas central heating radiator, coving to ceiling and open to dining area.

Dining Area

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to side, gas central heating radiator and double glazed French doors to garden. Coving to ceiling.

Reception Two / Home Office

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed windows to front and side, gas central heating radiator and coving to ceiling. Loft access.

Kitchen

10' 3" x 8' 2" MAX (3.12m x 2.49m MAX)

Fitted kitchen with a range of wall and base units, glass display cabinets and over unit lighting, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Gas central heating radiator, spotlights to ceiling and coving to ceiling. Double glazed window to front.

Conservatory

13' 1" x 9' 2" (3.99m x 2.79m)

Of part upvc construction, double glazed windows to rear and sides. Double glazed French doors to garden, lighting and pitched roof.

Ground Floor Cloakroom / Utility Room

WC, floating wash hand basin with mixer tap and splashback tiling. Plumbing for washing machine, laminate flooring and gas central heating radiator. Double glazed window to side.

First Floor Landing

Access to loft space, gas central heating radiator and doors to accommodation.

Bedroom One

12' 7" Into Wardrobes x 11' 6" (3.84m Into Wardrobes x 3.51m)

Double glazed window to rear, gas central heating radiator and TV point. Built in wardrobes and storage to one wall. Coving to ceiling.

Bedroom Two

11' 7" x 8' 6" (3.53m x 2.59m)

Double glazed window to front, gas central heating radiator and coving to ceiling.

Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

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

Family Bathroom

Double glazed window to rear. Tiled p-shaped Jacuzzi style bath with mixer tap, shower attachment and concealed shower unit over, Vanity wash hand basin with mixer tap and storage below. Extractor fan, chrome ladder style radiator and WC. Spotlights to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property there is imprinted concrete driveway providing off street parking for multiple vehicles. Electric vehicle charging point. Outside lighting, side access gate to the rear. The enclosed rear garden has been decked and benefits from outside water tap and timber shed with power and light.



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welcome to

Garforth Court, Mirfield

- Three Bedroom Semi Detached Property
- 12ft Lounge Area Open To 10ft Dining Area
- 10ft Kitchen, 13ft Conservatory
- Driveway, Cul-De-Sac Location
- 9ft 2nd Reception / Home Office

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116618 - 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](https://www.williamhbrown.co.uk)