

Leeds Road, Mirfield WF14 0JE

welcome to

Leeds Road, Mirfield

FOUR BEDROOMED FAMILY HOMES on a quiet cull de sac with open plan dining kitchen, ensuite, separate formal lounge and spacious bedrooms... PART EXCHANGE AVAILABLE. CALL FOR MORE INFORMATION.

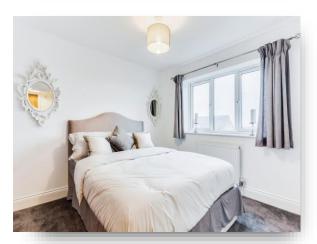












Entrance Hallway

Composite door to front, stairs to first floor landing and doors to accommodation. Gas central heating radiator.

Lounge

19' x 10' 6" (5.79m x 3.20m)

Double glazed bay window to front, gas central heating radiator and TV point.

Kitchen Diner

18' 5" MAX x 14' 10" MAX (5.61m MAX x 4.52m MAX) Modern white shaker style kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and glass splashback. Hob, double oven and wall mounted cooker hood. Integrated fridge freezer and dishwasher. 1 & 1/2 Bowl sink drainer with mixer tap. Wall mounted boiler. Spotlights to ceiling, gas central heating radiator and vinyl flooring. Access to utility area, which has plumbing and space for washing machine and dryer. Double glazed window to rear, double glazed bi folding doors to rear and part double glazed composite door to side.

Downstairs Wc

6' 7" x 3' 1" (2.01m x 0.94m)

WC, vanity wash hand basin with mixer tap and storage below. Double glazed window to front and gas central heating radiator.

First Floor Landing

Double glazed window to side, doors to accommodation and storage cupboard. Gas central heating radiator.

Bedroom One

11' 8" x 9' 2" (3.56m x 2.79m)

Double glazed window to rear, gas central heating radiator and door to en-suite shower room.

En Suite Shower Room

Double shower cubicle with wall mounted shower over and shower attachment. Vanity wash hand basin with mixer tap, WC and chrome ladder style radiator. Part tiled walls.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m) Double glazed window to front and gas central heating radiator.

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)

Double glazed window to front and gas central heating radiator.

Bedroom Four

 $8' 9" \times 6' 8" (2.67m \times 2.03m)$ Double glazed window to rear and gas central

heating radiator.

Family Bathroom

5' 6" x 6' 7" (1.68m x 2.01m)

Double glazed window to side, panelled bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap and WC. Part tiled walls, chrome ladder style radiator and spotlights to ceiling. Wall mounted heated mirror.

Exterior

To the front of the property there is a paved and lawned garden. Tarmac driveway to side to side leading to the detached garage. Side access to the rear. The enclosed rear garden has been lawned and Indian Stone paved for low maintenance. Outside water tap.

Detached Garage

19' 9" x 10' 2" (6.02m x 3.10m) Benefiting from a electric roller door, power and light. Side door to the rear garden.





welcome to

Leeds Road, Mirfield

- Open Plan Dining Kitchen With Bi Fold Doors To Garden
- Downstairs WC, Utility Area, Ensuite & House Bathroom
- Off Street Parking, EV Charger, Garage & Private Gardens
- Integrated Appliances Included As Standard
- SALES ASSIST & PART EXCHANGE AVAILABLE

Tenure: Freehold EPC Rating: Exempt

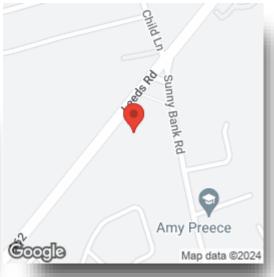
offers over

£315,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DWS116600 - 0003 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 guidance 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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