



**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" x 6' 8" ( 2.67m x 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.



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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

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