



Bishops Way, Mirfield WF14 0BJ

welcome to

Bishops Way ,Mirfield

Guide Price £260,000 - £280,000 IN A HURRY...? DON'T WORRY.. NO CHAIN WITH THIS PROPERTY... Tucked away in this cul-de-sac location is this well-proportioned four bedroom semi-detached property.. .view today!



Kitchen Diner

15' 1" x 9' 6" (4.60m x 2.90m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Circular stainless steel sink and drainer with mixer tap. Gas hob, electric oven and plumbing for washing machine, Wall mounted boiler, gas central heating radiator and spotlights to ceiling. Double glazed window to front, part double glazed Upvc door to front.

Lounge

15' 2" x 14' 2" (4.62m x 4.32m)

Double glazed window and patio door to conservatory, Tv points, gas central heating radiator. Dado rail, coving to ceiling and stairs to first floor landing. Gas coal effect fire with decorative marble inlay and hearth.

Conservatory

15' 8" x 5' 6" (4.78m x 1.68m)

Of part Upvc construction, double glazed windows to rear and side. Wall light, TV point and wall mounted heater. Pitched roof.

First Floor Landing

Built in storage cupboard, fitted wardrobes to one wall and dado rail. Access to loft space and doors to first floor accommodation.

Bedroom One

11' 8" x 10' 4" MAX (3.56m x 3.15m MAX)

Double glazed window to rear, dado rail and gas central heating radiator. Built in storage cupboard to one wall.

Bedroom Two

10' 3" MAX x 8' 8" (3.12m MAX x 2.64m)

Double glazed window to front and gas central heating radiator.

Bedroom Three

10' 1" MAX x 8' 2" (3.07m MAX x 2.49m)

Double glazed window rear and gas central heating radiator. Spotlights to ceiling and dado rail. Access to loft space.

Bedroom Four

10' 3" x 5' 6" (3.12m x 1.68m)

Double glazed window to front, gas central heating radiator and dado rail.

Family Bathroom

Double glazed window to front. Corner bath with mixer tap and shower attachment. Wash hand basin with mixer tap, WC, extractor fan. Gas central heating radiator, spotlights to ceiling and coving to ceiling. Part tiled walls.

Shower Room

Tiled shower cubicle with wall mounted shower. Extractor fan.

Exterior

To the front of the property there is a block paved driveway providing off street parking, lawned garden stocked with plant and shrubs. Access to internal garage. The enclosed rear garden has a raised paved area, steps down to a decked area perfect to relax or entertain on and the rest of the garden has been lawned stocked with plant and shrubs. Timber storage shed to remain.

Integral Garage

17' 3" x 8' 2" (5.26m x 2.49m)

Benefiting from an up and over door, power and light and water tap. Timber staple style door to garden.



view this property online williamhbrown.co.uk/Property/DWS116776



welcome to

Bishops Way, Mirfield

- Guide Price £260,000 - £280,000
- Four Bedroom Semi-Detached Property
- 15ft Lounge, 15ft Kitchen Diner
- 15ft Conservatory, Driveway
- Garage, Cul-De-Sac, No Chain

Tenure: Freehold EPC Rating: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DWS116776



Property Ref:
DWS116776 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williambrown.co.uk



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



williambrown.co.uk