



Wilson Avenue, Mirfield WF14 9AT

welcome to

Wilson Avenue, Mirfield

Guide Price £240,000 - £250,000 FTB? UPSIZING? DOWNSIZING? THIS TICKS ALL THE BOXES! Positioned in the ever so popular location of Mirfield, this three double bedroom end terrace property.



Entrance Hallway

Double glazed composite door to front, double glazed window to side and gas central heating radiator. Tiled flooring and stairs to first floor landing.

Lounge

15' MAX x 13' 2" (4.57m MAX x 4.01m)

Double glazed window to front, gas central heating radiator and wall mounted pebble effect fire. Telephone and TV points.

Kitchen

9' 9" x 8' 11" MAX (2.97m x 2.72m MAX)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel 1& 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for dishwasher, cupboard housing the boiler and gas central heating radiator. Window to conservatory.

Utility Cupboard

Double glazed window to side, work surface and plumbing for washing machine.

Ground Floor Bathroom

Two double glazed windows to rear, Upvc panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap, WC and gas central heating radiator. Extractor fan, tiled walls and floor where visible.

Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)

Of Part Upvc construction. Double glazed windows to rear and side, spotlights to ceiling and laminate flooring. Wall mounted electric heater and double glazed French doors to garden.

Landing

Double glazed window to side, gas central heating radiator and access to loft space. Doors to first floor accommodation.

Bedroom One

12' 1" MAX x 12' 1" (3.68m MAX x 3.68m)

Double glazed window to front, gas central heating radiator and built in wardrobes to one wall. Built in dressing cupboard to one wall.

Bedroom Two

13' 6" x 12' 1" (4.11m x 3.68m)

Double glazed window to rear and gas central heating radiator.

Bedroom Three

10' 8" x 8' (3.25m x 2.44m)

Double glazed window to rear and gas central heating radiator.

Exterior

To the front of the property there is a pebbled garden, the side of the property is purple slate with plant and shrub borders and driveway providing off street parking. Side access gate to rear. The good sized enclosed rear garden has been lawned and pebbled areas and is stocked with plant, tree and shrubs. Side access gate to the front. Greenhouse to remain. Outside lighting and water tap. Good sized storage shed to remain.



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Wilson Avenue, Mirfield

- Guide Price £240,000 - £250,000
- Three Double Bedroom End Terrace Property
- 15ft Lounge, 9ft Kitchen, 9ft Conservatory
- Driveway, Great Sized Rear Garden
- Popular Residential Area

Tenure: Freehold EPC Rating: E

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117232 - 0004

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