



**Old Bank Road, Mirfield WF14 0HX**



**welcome to**

**Old Bank Road, Mirfield**

Guide Price £200,000 - £210,000 " OUR HOUSE IN THE MIDDLE OF THE STREET " AND " MIRROR, MIRROR ON THE WALL - WHO'S THE FAIREST OF THE ALL " COME TO MIND FOR THIS BEAUTY!



### Entrance Lobby

Part composite door to front, double glazed window to front, gas central heating radiator, stairs to first floor landing

### Lounge

14' 9" x 14' 4" MAX ( 4.50m x 4.37m MAX )  
Double glazed window to front, gas central heating radiator, telephone and TV points, coving to ceiling, wall lights, inset gas coal effect fire.

### Kitchen Diner

16' 1" x 8' 9" ( 4.90m x 2.67m )  
Cream gloss fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel one and half bowl sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood , plumbing for washing machine, gas central heating radiator, coving to ceiling, laminate flooring, double glazed window to rear, double glazed french doors to garden.

### Cellar Space

Ideal storage space housing both gas and electric meters and the boiler and benefits from power and light.

### First Floor Landing

Doors to first floor accommodation.

### Bedroom One

14' 9" MAX x 10' 9" MAX ( 4.50m MAX x 3.28m MAX )  
Double glazed window to front , gas central heating radiator,

### Bedroom Two

9' MAX x 8' 6" MAX ( 2.74m MAX x 2.59m MAX )  
Double glazed window to rear , gas central heating radiator and coving to ceiling.

### Bedroom Three

9' MAX x 8' MAX ( 2.74m MAX x 2.44m MAX )  
Double glazed window to rear , gas central heating radiator and coving to ceiling.

### Family Bathroom

Double glazed window to front, panelled bath with mixer tap and shower attachment, shower cubicle and wall mounted shower, built in storage cupboard allowing access to the loft, washhand basin, WC and part tiled walls.

### Exterior

To the front of the property there is a small pebbled buffer garden and on street parking. The enclosed rear garden has a raised decked area perfect to relax or to entertain on, steps down to a paved area with the rest of the garden being laid mainly to lawn stocked with a variety of plants and shrubs,outside watering tap.



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## **Old Bank Road, Mirfield**

- Guide Price £200,000 - £210,000
- Three Bedroom Mid Terrace Property
- 14ft Lounge, 16ft Kitchen Diner
- Cellar Space, Family Bathroom
- Delightful Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS117419](https://williamhbrown.co.uk/Property/DWS117419)



Property Ref:  
DWS117419 - 0003

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