





welcome to

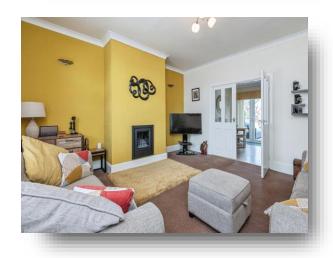
Old Bank Road, Mirfield

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 (4.50 m MAX x 3.28 m 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



Property Ref: DWS117419 - 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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