



3 Moor View, Mirfield, West Yorkshire, WF14 0JH

Offers In The Region Of £285,000

- Three Bedrooms (Two Doubles & One Single)
- Extended Rear Kitchen/Diner with Bifold Doors
- Underfloor Heating in Kitchen
- Log Burner in Lounge
- Generous Plot with Front, Side & Rear Gardens

3 Moor View, Mirfield WF14 0JH

Delightful Extended Three-Bedroom Semi-Detached Family Home – No Chain

This beautifully presented three-bedroom semi-detached home features a welcoming hall, lounge with log burner, extended kitchen/diner with underfloor heating, separate utility, and downstairs cloakroom. Upstairs offers two double bedrooms, a single bedroom, and a modern bathroom. Set on a generous corner plot with gardens to the front, side, and rear. Offered with no onward chain.



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Ground Floor

Hallway

A warm and welcoming entrance hall featuring a wood-effect floor and modern décor. Stairs sweep up to the first-floor landing. Access to the lounge, internal hallway, and guest WC.

Lounge

A beautifully presented reception room featuring a cosy log-burning stove. Twin windows to both front and rear provide an abundance of natural light. Finished in a neutral modern style.

Kitchen/Diner

This stylish and extended kitchen is the heart of the home, ideal for entertaining. It features an excellent range of wall and base units, integrated oven, five-ring gas hob, dishwasher, fridge, and freezer. Underfloor heating adds comfort, while bifold doors open directly onto the rear garden, blending indoor and outdoor living.

Utility Room & Guest WC

Accessed via an internal hallway, the utility room offers ample space and plumbing for a washing machine and dryer, a sink unit, and room for an American-style fridge/freezer. A side door provides external access. The modern downstairs WC completes the ground floor.

First Floor

Bedrooms

The first floor hosts two well-proportioned double bedrooms and a comfortable single room, all presented in excellent decorative order.

Bathroom

The stylish family bathroom includes a panelled bath with shower over, a contemporary wash basin, and WC.

Exterior

This home sits on a generous plot with beautifully kept gardens wrapping

around the front, side, and rear, ideal for family enjoyment and summer entertaining. A garage provides additional storage, and there's ample off-road parking available.

ADDITIONAL INFORMATION

Council Tax: C

EPC: F

Tenure: TBC

Parking: Off Road Parking

UTILITIES

Electric: TBC

Gas: TBC

Water: TBC

Heating: TBC

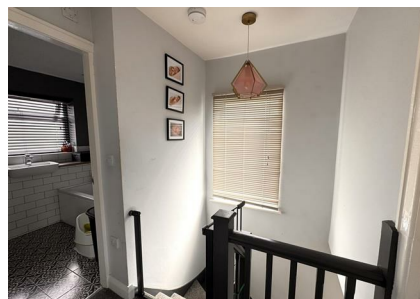
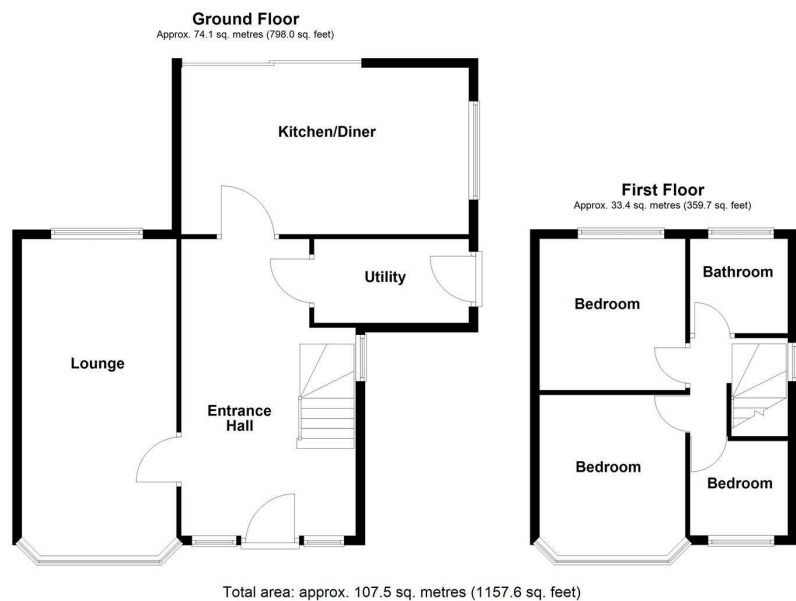
Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

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Viewings

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