



## 10 Water Royd Avenue

Mirfield, WF14 9LS

An individual three bedroom detached residence built circa 1960 and lived in by the same family for over 50 years! The property, which offers spacious and flexible accommodation, has been immaculately maintained but is ready for modernisation throughout. It presents an exciting opportunity for the next owners to enhance the property and very much make it their own. Situated in a well regarded part of Mirfield, within walking distance to local amenities, well renowned schools and the centre of Mirfield. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity. Enjoying a good sized plot, the driveway to the front provides off road parking and leads up to the integral single garage. Set to the rear is a good sized lawned garden with patio seating areas. NO CHAIN!

**£299,950**

# 10 Water Royd Avenue

Mirfield, WF14 9LS



- THREE BEDROOM DETACHED FAMILY HOME
- OFFERING EXCITING POTENTIAL
- POPULAR POSITION WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- DRIVEWAY, GARDENS & INTEGRAL GARAGE
- NO CHAIN

**Entrance**

**Kitchen**

**Rear Porch**

**WC**

**Family/Dining Room**

**Lounge**

**First Floor Landing**

**House Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

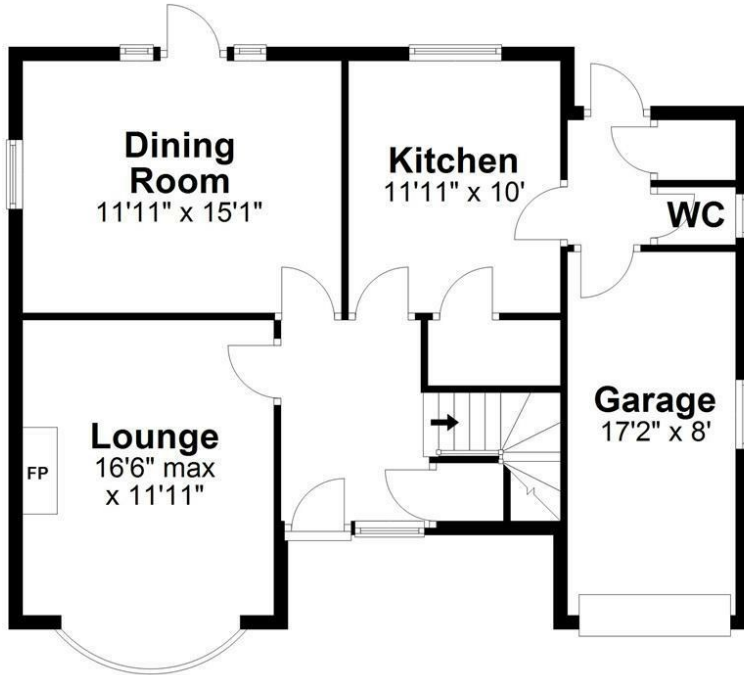
**Garden, Driveway & Integral Garage**



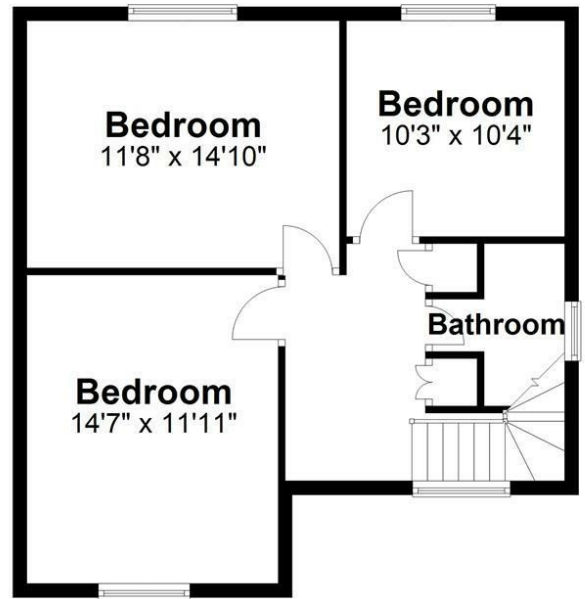


# Floor Plan

Ground Floor



First Floor

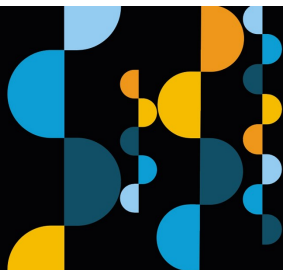
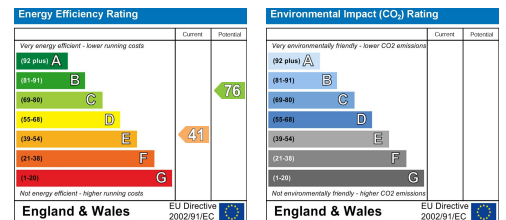


Total area: approx. 1416.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors Plan produced using PlanUp.

Water Royd Avenue, Mirfield

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