



125 Shill Bank Lane

Mirfield, WF14 0QP

A two bedroom back to back terrace house set over three floors offering spacious living. The property would make an ideal purchase for a first time buyer or buy to let investor. Recent home improvements include a new roof in 2024. Conveniently located within close proximity to local amenities including Mirfield town centre. Having excellent public transport links nearby, including 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. There is a space to the front of the house which is ideal for parking a vehicle or for sitting out. NO CHAIN!

£129,950

125 Shill Bank Lane

Mirfield, WF14 0QP



- TWO BEDROOM MID TERRACE PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- SET OVER THREE FLOORS OFFERING SPACIOUS LIVING
- CLOSE TO LOCAL AMENITIES & TOWN CENTRE
- MOTORWAY NETWORKS CLOSE BY
- NO CHAIN

Entrance

Lounge

Dining Kitchen

Utility

First Floor Landing

Bedroom One

Bedroom Two

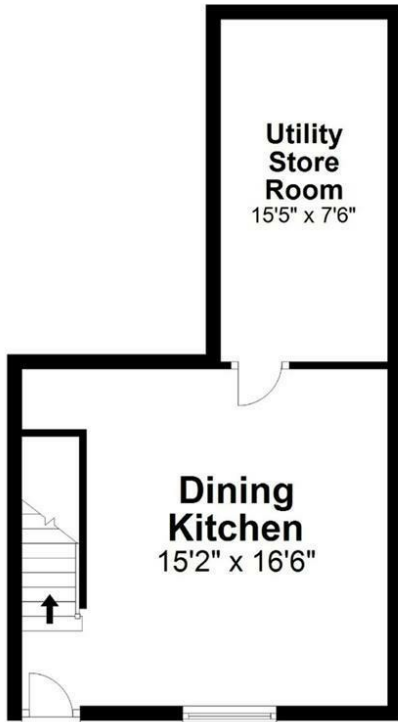
House Bathroom



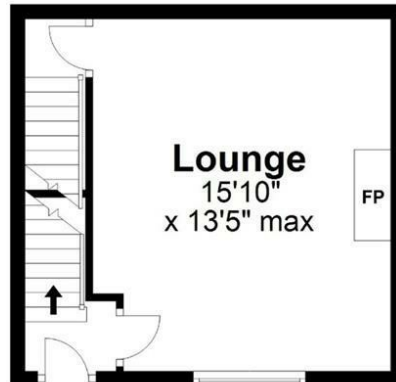


Floor Plan

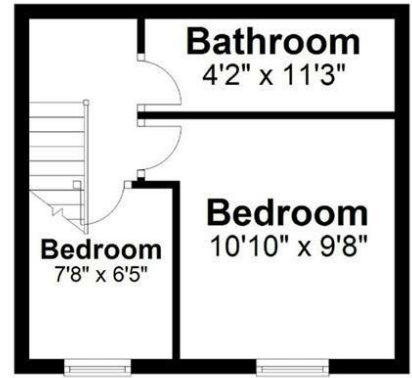
Lower Ground Floor
Approx. 319.1 sq. feet



Ground Floor
Approx. 260.9 sq. feet



First Floor
Approx. 252.3 sq. feet

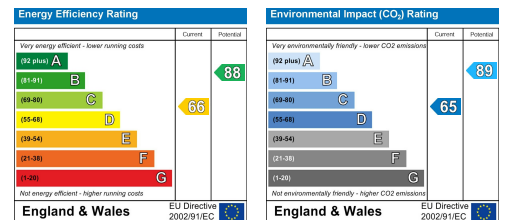


Total area: approx. 832.3 sq. feet

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.

125 Shill Bank Lane, Mirfield

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate
agency
done
properly**

**Snow
Gate™**

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk