



**Snow
Gate™**

**Estate
agency
done
properly**



41 Sunny Bank Avenue

Mirfield, WF14 0NG

A three bedroom semi-detached family home offering spacious living accommodation and good sized bedrooms. This immaculate property has been well maintained by the previous owners, but would benefit from some modernisation throughout. A short distance to local amenities including schools and the centre of Mirfield is also close-by offering a wider array of amenities including excellent public transport links. 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. A beautifully presented rear garden provides spaces to sit out and relax in a tranquil setting. The gated driveway provides plenty of off road parking and the property also has a single garage.

£250,000

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- THREE BEDROOM SEMI DETACHED
- A SHORT DISTANCE TO THE CENTRE OF MIRFIELD
- FAMILY HOME OFFERING GOOD SIZED ACCOMMODATION
- BEAUTIFULLY PRESENTED GARDENS
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- GATED DRIVEWAY & SINGLE GARAGE

Entrance

Lounge

Dining Room

Kitchen

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

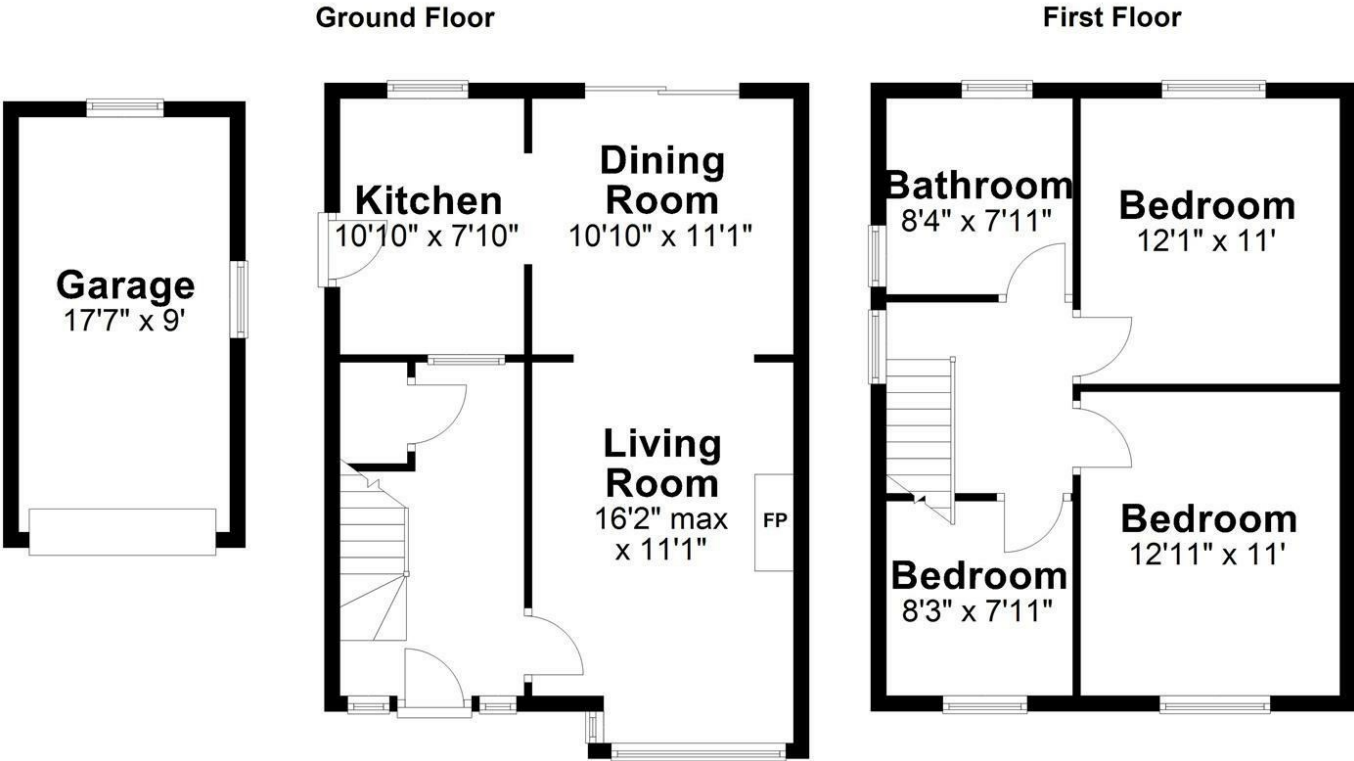
Bedroom Three

Garden, Driveway & Garage





Floor Plan



Total area: approx. 1150.0 sq. feet
Sunny Bank Avenue, Mirfield

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