



## 35 Kitson Hill Road

Mirfield, WF14 9EN

This three-bedroom brick-built end terrace presents an ideal opportunity for first-time buyers. The property is well maintained throughout and ready to move into and benefits from a generous South-facing rear garden, offering a great space to relax or entertain. To the front, a large driveway provides off-road parking for multiple vehicles. Convenient for access to Mirfield Free Grammar School and close to the town centre offering a wide variety of amenities. Mirfield train station provides services to nearby towns and cities such as Huddersfield, Leeds and Manchester, as well as having a direct line to London. The M62 motorway is also easily accessible for commuters.

£220,000

# 35 Kitson Hill Road

Mirfield, WF14 9EN



- THREE BEDROOM END TERRACE HOUSE
- IDEAL FOR FIRST TIME BUYERS
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- SPACIOUS SOUTH-FACING REAR GARDEN
- LARGE DRIVEWAY PROVIDES OFF ROAD PARKING

Entrance

Dining Kitchen

Lounge

First Floor Landing

Bathroom

Separate WC

Bedroom One

Bedroom Two

Bedroom Three

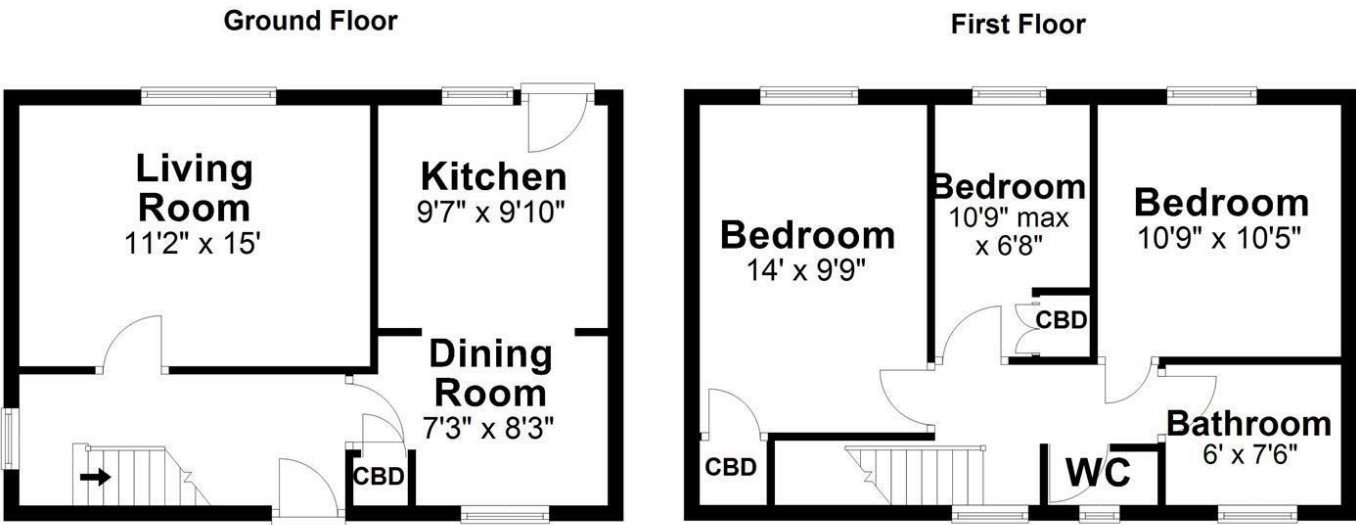
Garden & Driveway







Floor Plan



Total area: approx. 902.2 sq. feet  
Kitson Hill Road, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

