



**15 Water Royd Lane
, Mirfield, WF14 9SB**

This well presented three bedroom semi-detached home offers comfortable and practical living and has benefited from extensive improvements in recent years, including a modern and contemporary kitchen.

The property is conveniently located within walking distance of Mirfield town centre, providing easy access to local amenities, transport links and well-regarded schools. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also close by. To the front, a driveway provides off-road parking, while to the rear is a low-maintenance cottage-style garden. The property is ready to move into and would suit a range of buyers, including families and professionals.

Offers Over £260,000

15 Water Royd Lane , Mirfield, WF14 9SB



- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT WITH STUNNING CHARM & CHARACTER
- LARGE OPEN PLAN DINING KITCHEN
- WITHIN WALKING DISTANCE TO THE CENTRE OR MIRFIELD & LOCAL AMENITIES
- DRIVEWAY PROVIDES OFF ROAD PARKING
- ENCLOSED REAR GARDEN

Entrance

Bedroom Three

10'2" x 4'11" (3.1 x 1.5)

Living Room

Garden & Driveway

14'1" x 13'1" (4.3 x 4)

Inner Vestibule

Open Plan Dining Kitchen

20'0" x 14'1" (6.1 x 4.3)

Cellar

First Floor Landing

House Bathroom

10'2" x 6'6" (3.1 x 2)

Bedroom One

10'2" x 8'10" (3.1 x 2.7)

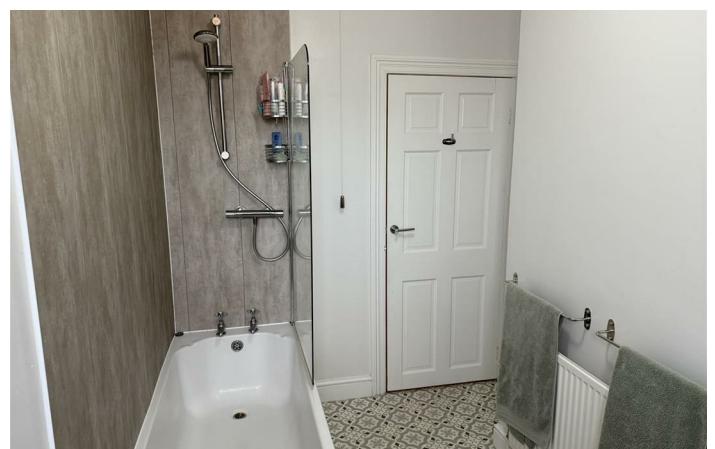
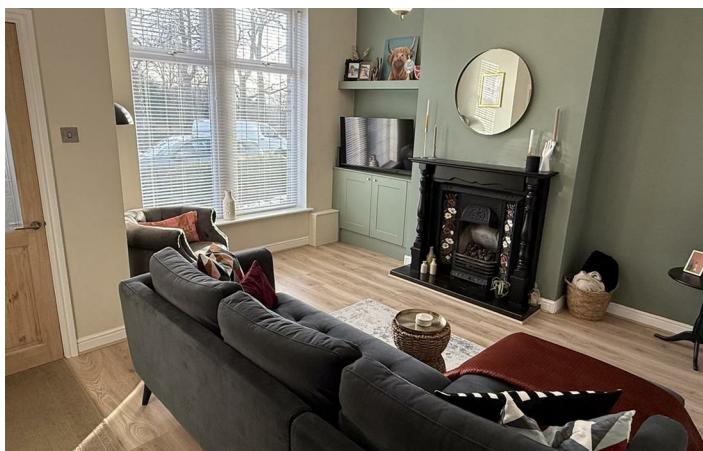
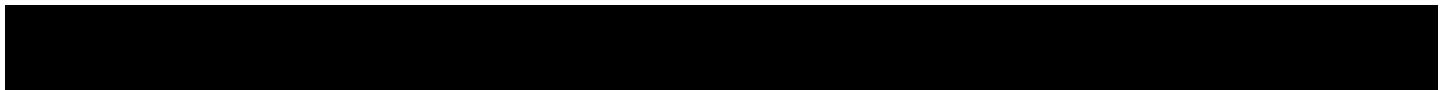
Bedroom Two

10'2" x 7'2" (3.1 x 2.2)



Directions





Floor Plan



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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Projected |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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