



Ebor Gardens, Mirfield, West Yorkshire, WF14 9BU

£199,950

An exceptional value family home. Very versatile layout with scope for modernisation and reconfiguring to personal requirements. Far reaching views, double garage, balcony, double glazing and gas central heating.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this spacious and very versatile semi-detached family home. Currently a 2/3 double bedroom home, with scope to adapt the layout to add rooms. Situation on a pleasant, elevated cul-de-sac in this popular and established location. Features include: spacious rooms, a garden room/home office, balcony, gas central heating, double glazing, scope for updating, double garage and far reaching views. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the space, layout options, potential, location and value.

PROPERTY SUMMARY

The accommodation includes a central hallway, lounge, kitchen, bathroom, WC, dining room/bed 3, two first floor double bedrooms and a home office/garden room to the lower ground floor. Externally there are low maintenance gardens on two levels, off street parking and a detached double garage.

LOCATION

The property is situated in this established and popular area within Mirfield, enjoying close proximity to Halifax, Huddersfield, Wakefield, Leeds and Bradford. The area and surrounding towns offer many local shops, schools, restaurants, pubs and recreational facilities. There is beautiful open countryside within easy reach and the area's excellent transport links make this location a popular choice with commuters.

DIRECTIONS

Sat Nav location: WF14 9BU.

GROUND FLOOR

Side entrance door and vestibule into the central hallway. Stairs to the first floor.

Lounge 14' 4" x 11' 0" (4.37m x 3.35m)

Good sized main reception room with feature fireplace, decorative beams and large sliding door to the balcony.

Kitchen 10' 10" x 8' 9" (3.30m x 2.66m)

Fitted units with a range of integrated appliances. Front window.

Dining Room / Bedroom Three 12' 1" x 11' 0" (3.68m x 3.35m)

Rear window and understairs cupboard.

Bathroom 7' 9" x 5' 8" (2.36m x 1.73m)

Fitted bath and sink with a mixer shower over the bath. Front window.

WC

Fitted toilet and basin. Side window.



FIRST FLOOR

Doors from the top of the stairs to:

Bedroom One 14' 4" x 11' 2" (4.37m x 3.40m)

Good sized double bedroom with fitted wardrobes and rear window.

Bedroom Two 11' 9" x 11' 1" (3.58m x 3.38m)

Good sized double bedroom with fitted wardrobes and front window. A hatch from within one of the wardrobes provides access to the full depth eaves space. The eaves could be incorporated into the bedrooms, or fully utilised by installing dormer windows (subject to any required planning permission).

LOWER GROUND FLOOR 12' 6" x 7' 0" (3.81m x 2.13m)

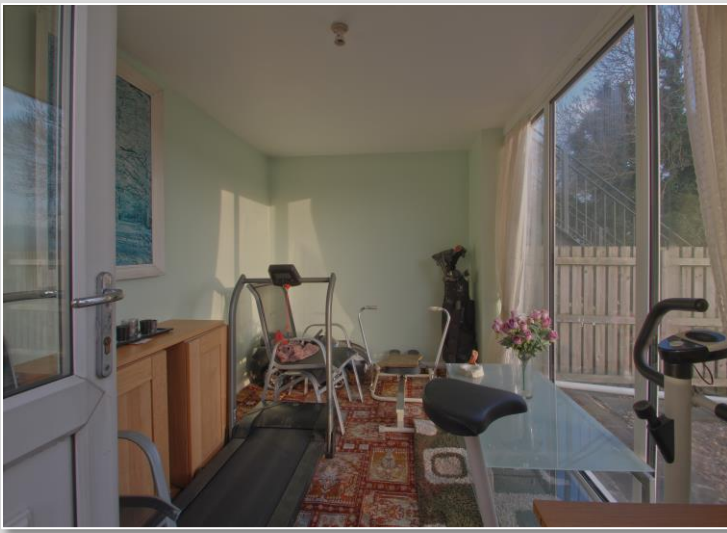
Separate from the main accommodation, is this very useful room underneath the balcony. Ideal as a home office, garden room or gym. Rear window over the garden and side PVCu door. There is also an additional workshop / store room under the kitchen, housing the combi-boiler.



Ground Floor

First Floor





DOUBLE GARAGE 18' 6" x 16' 0" (5.63m x 4.87m)
 Located opposite the house is a detached double garage with twin doors.

OUTSIDE

The property enjoys low maintenance gardens on different levels. To the front is an off-street parking space. Steps and walkway lead down past the side entrance to the rear garden. The main garden area is gravelled and paved, with a further terraced area down to the rear road. The main garden area could be further extended, by way of decking or a retaining wall.

PROPERTY TO SELL?

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Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 19/02/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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