



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



To be sold with no onward chain is this refurbished two bedroom mid terrace located on Flash Lane in Mirfield. This would make the perfect first home or investment opportunity with there been a high level of rental demand in this area. The internal layout comprises in brief: - ground floor: - open plan living area with a Howdens fitted kitchen. Lower ground floor: - basement currently with plumbing for a washing machine and worktop space. First floor: - landing giving access to two bedrooms and showerroom. Benefits from double glazing and gas central heating. Flash Lane is within close proximity to Mirfield Train Station making this the perfect base for those who daily commute. Mirfield High Street is within easy reach giving you access to a wide range of amenities. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen / Living Area 16' 10" x 13' 83" (5.13m x 6.07m)

An open plan living area with a Howdens fitted kitchen with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, gas hob and extractor hood over. Plumbing for a slimline dishwasher. Space for an under counter fridge. Central heating radiator. Double glazed window.

Bedroom 1 11' 76" x 8' 85" (5.28m x 4.60m)

With a double glazed window and central heating radiator.

Bedroom 2 8' 30" x 7' 78" (3.20m x 4.11m)

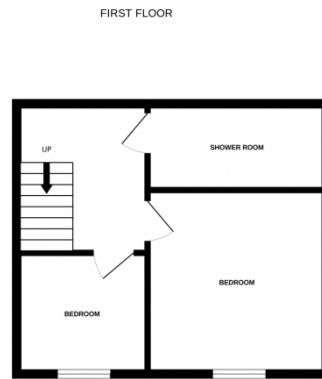
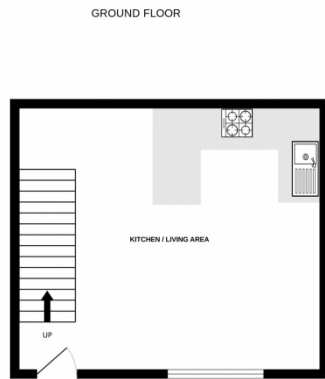
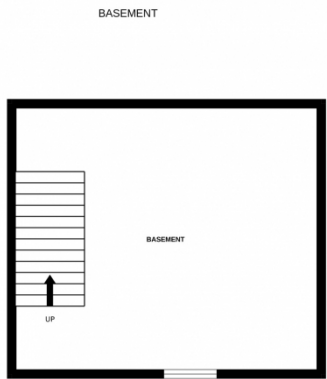
With a double glazed window and central heating radiator.

Showerroom 3' 91" x 8' 68" (3.23m x 4.17m)

A modern showerroom with part tiled walls and tiled flooring. Shower cubicle. WC and a wash hand basin. Heated towel rail.

Cellar 15' 52" x 16' 87" (5.89m x 7.09m)

Spacious cellar with base units. Laminated workspace. Sink and tap. Plumbing for washing machine and there is a central heating radiator. Double glazed window.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 49 Flash Lane, WF14

