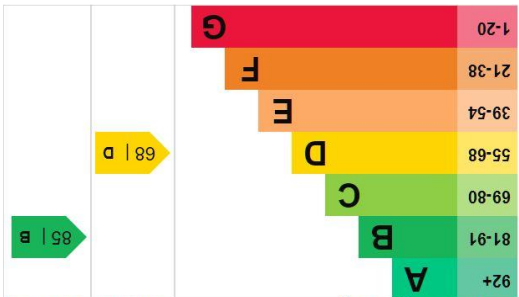


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

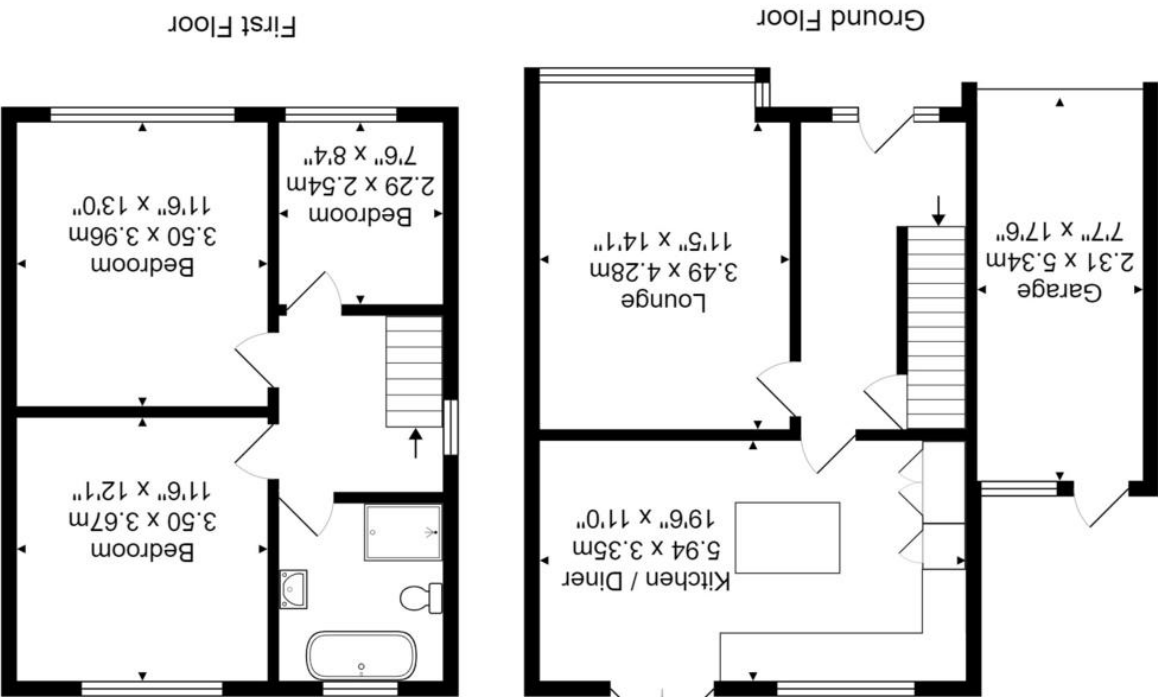


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9 Cheapside,  
Cleckheaton,  
West Yorkshire, BD19 5AF



Total Area: 95.1 m<sup>2</sup> ... 1023 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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# BARKERS

Select Collection



28 Sunny Bank Walk  
Mirfield, WF14 0NH  
Asking Price Of £270,000

- MODERN SEMI-DETACHED PROPERTY
- KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY
- SINGLE GARAGE
- PRIVATE REAR GARDEN
- uPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING





# Full Description

## DESCRIPTION

NO ONWARD CHAIN. Only by internal inspection can one truly appreciate this three bedroomed semi-detached property with its modern décor, refurbished to a high standard with uPVC double glazing and gas fired central heating. Situated in a highly desirable residential area with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen/dining area, three bedrooms, family bathroom. To the front of the property is a driveway which leads to a single garage with plumbing for automatic washer machine/dryer, to the rear of the property is a private paved garden with patio area ideal for outside entertaining with an artificial grassed area and feature lighting.

## ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with doors leading off into the lounge, kitchen and stairs to the first floor, central heating radiator.

## LOUNGE

11' 5" x 14' 1" (3.48m x 4.29m)

Double glazed window to the front of the property, spotlights, central heating radiator.

## KITCHEN/DINER

19' 6" x 11' 0" (5.94m x 3.35m)

Open plan Wren kitchen/dining room with newly fitted quality wall and base units, complementary work surfaces with inset one and half bowl sink with mixer tap, double oven, integrated dishwasher,space for double fridge/freezer, island incorporating ceramic hob and additional storage, spotlights, laminate flooring. Access to the rear garden via patio doors, central heating radiator.

## LANDING

Stairs leading to the first floor with doors leading off to three bedrooms and family bathroom, oak glass balustrade, spotlights, central heating radiator, access to loft via loft ladder which is fully boarded.

## BEDROOM ONE

11' 6" x 13' 0" (3.51m x 3.96m)

Double bedroom with views to the front of the property, spotlights, central heating radiator.

## BEDROOM TWO

11' 6" x 12' 1" (3.51m x 3.68m)

Double bedroom with views to the rear of the property, spotlights, central heating radiator.



## BEDROOM THREE

7' 6" x 8' 4" (2.29m x 2.54m)

Single bedrooms to the front of the property, central heating radiator.

## FAMILY BATHROOM

Fitted with luxury four piece white suite comprising low flush WC, vanity unit inset with hand wash basin, free standing bath, walk in shower cubicle, mirror with lighting, fully tiled walls and flooring, heated towel rail, spotlights.

## EXTERIOR

Driveway to the front of the property for up to two vehicles leading to a single garage with plumbing for automatic washing machine/dryer, up and over door and power and light. To the rear of the property is a private enclosed paved garden with patio area ideal for outside entertaining with an artificial grassed area and feature lighting.

## DIRECTIONS

From our Cleckheaton office proceed up Cheapside and at the top turn right onto Northgate then right again onto Horncastle Street, right onto Bradford Road (A638) then at Sunny Bank Road turn left then right onto Bright Street, left onto Sunny Bank Walk where the property will be identified by our For Sale board.

