



16 Kiln Avenue

Mirfield, WF14 0HU

A modern first floor flat offering excellent size accommodation including an open plan living kitchen and also having an ensuite shower room to the main bedroom. The flat is conveniently located within close proximity to the local amenities including schools and the centre of Mirfield. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity. AVAILABLE NOW.

£850 Per Month

16 Kiln Avenue

Mirfield, WF14 0HU



- TWO BEDROOM FIRST FLOOR APARTMENT
- OFFERING GENEROUS ACCOMMODATION
- ENSUITE TO MASTER
- CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES & THE TOWN CENTRE
- OFF ROAD PARKING
- AVAILABLE NOW

Entrance

Open Plan Living Kitchen

Bedroom One

11'1" x 8'10" (3.4 x 2.7)

Ensuite

7'6" x 5'10" (2.3 x 1.8)

Bedroom Two

11'9" x 6'10" (3.6 x 2.1)

Bathroom

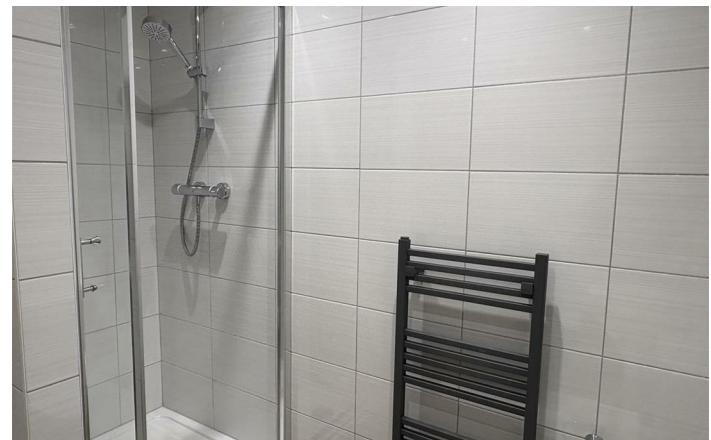
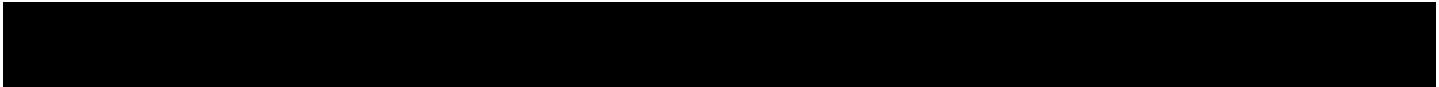
6'6" x 5'6" (2 x 1.68)

Relevant Letting Fee



Directions

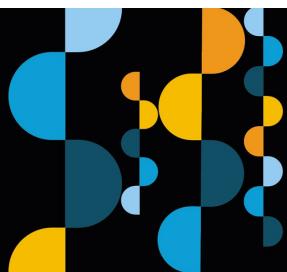




Floor Plan

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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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**Snow
Gate™**

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