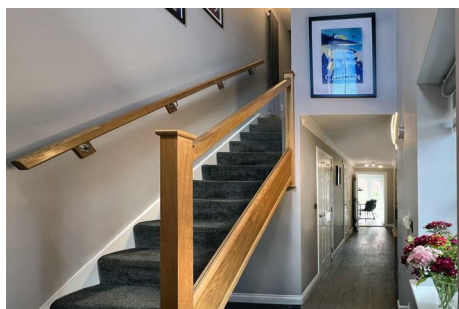




17 Kiln Avenue , Mirfield, WF14 0HU

A beautifully presented four-bedroom mid-townhouse, arranged over three floors and offering spacious, versatile accommodation, ideal for a growing family. The property is ready to move straight into, having been maintained to a high standard throughout. Conveniently located, the home is within walking distance of local amenities, including schools, while the centre of Mirfield is close by, providing a wider range of shops, services and public transport links. Mirfield railway station offers excellent connectivity to Huddersfield, Leeds and Manchester, along with a direct line to London, making the property particularly appealing to commuters. Motorway networks are also easily accessible. Externally, a driveway to the front provides off-road parking and access to a garage store. To the rear is an attractive, low-maintenance South-facing garden, which has been beautifully landscaped and provides an ideal outdoor space for relaxation and entertaining.

Offers Around £275,000

17 Kiln Avenue
, Mirfield, WF14 0HU

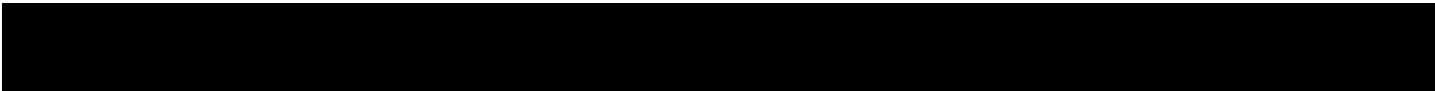


- FOUR BEDROOM MID TOWNHOUSE
- EXCELLENT SIZED FAMILY HOME
- OFFERING SPACIOUS & FLEXIBLE ACCOMMODATION SET OVER THREE FLOORS
- A SHORT DISTANCE TO LOCAL AMENITIES INCLUDING POPULAR SCHOOLS
- PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS CLOSEBY
- DRIVEWAY, GARAGE STORAGE & ATTRACTIVE SOUTH-FACING GARDEN

Entrance	Bathroom
Cloakroom Store	8'2" x 5'2" (2.5 x 1.6)
WC	Master Bedroom
Store Room	15'5" x 10'2" (4.7 x 3.1)
10'2" x 8'2" (3.1 x 2.5)	Ensuite
Dining Kitchen	7'2" x 6'2" (2.2 x 1.9)
15'5" x 10'2" (4.7 x 3.1)	Bedroom Two
First Floor Landing	10'9" x 8'10" (3.3 x 2.7)
Lounge	Bedroom Three
15'8" x 15'5" (max) (4.8 x 4.7 (max))	7'6" x 6'2" (2.3 x 1.9)
Bedroom Four	Garden, Driveway & Garage Store
10'9" x 8'10" (3.3 x 2.7)	
Second Floor Landing	



Directions

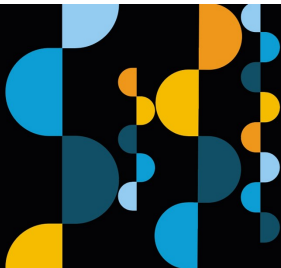
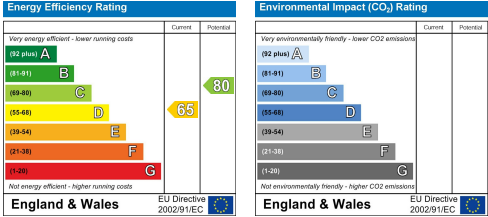




Floor Plan



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.



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