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## 22 Water Royd Lane , Mirfield, WF14 9SF

A spacious three bedroom semi detached property conveniently located within close proximity to the centre of Mirfield and local amenities including well regarded schools. Also just a short distance to motorway networks and public transport links including the railway station in the centre of town which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. This much loved family home has been immaculately maintained but would benefit from modernisation throughout providing an exciting opportunity for the next owners to make it their own. Occupying a generous plot with manicured gardens to both the front and rear, there is also a large driveway providing off road parking for multiple vehicles which leads to the single garage. NO CHAIN!

**£230,000**

# 22 Water Royd Lane

, Mirfield, WF14 9SF



- THREE BEDROOM SEMI DETACHED HOUSE
  - WELL MAINTAINED FAMILY HOME WHICH WOULD BENEFIT FROM MODERNISATION
  - GENEROUS PLOT WITH IMMACULATE GARDENS FRONT & REAR
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING SCHOOLS, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
  - LARGE DRIVE & SINGLE GARAGE
  - NO CHAIN

Entrance

Lounge

Kitchen

Dining Room

First Floor Landing

Shower Room

Bedroom One

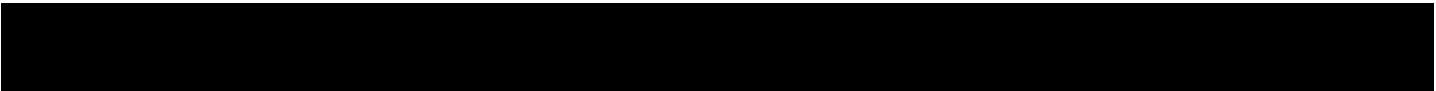
Bedroom Two

Bedroom Three

Garden, Driveway & Garage



Directions





Floor Plan



Water Royd Lane, Mirfield, WF14 9SF

Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.

