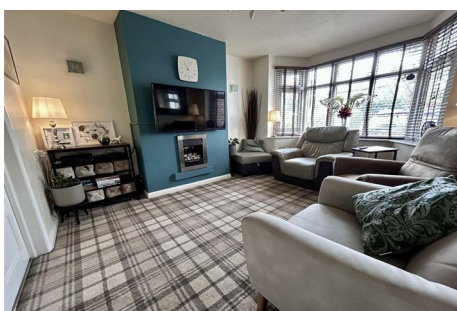




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19 Park Avenue , Mirfield, WF14 9PB

Tucked away on a quiet and well regarded cul-de-sac in Mirfield, this extended four/five-bedroom family home enjoys an enviable position backing directly onto open parkland. The property is ideally placed for family life, being within a 10-minute walk of Mirfield town centre, where a range of independent shops, cafés and food stores can be found. Mirfield railway station is also approximately 15 minutes on foot, offering connections to Huddersfield, Leeds, Manchester and London. Crowlees C of E Junior and Infant School is close by and has a strong local reputation, making this a particularly popular area for families. For commuters, both the M1 and M62 motorway networks are within a short drive, providing excellent access to the surrounding towns and cities.

Offers Over £325,000

19 Park Avenue

, Mirfield, WF14 9PB

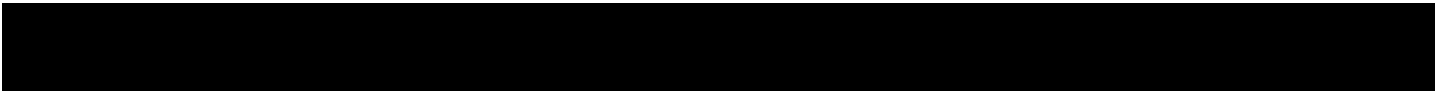


- FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOME
 - EXCELLENT COMMUTER LINKS WITH THE RAILWAY STATION & MOTORWAY NETWORKS NEARBY
 - AIR CONDITIONING TO TWO BEDROOMS
- LARGE OPEN PLAN DINING KITCHEN
 - DRIVEWAY FOR THREE VEHICLES
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE & CROWLEES J&I SCHOOL
 - GENEROUS REAR GARDEN WITH OPEN PARKLAND VIEWS OVER MIRFIELD SHOW GROUND

Entrance	Bedroom Four
Lounge	Driveway
Open Plan Dining Kitchen	Garden
Conservatory	
Ground Floor Bedroom/Study	
WC	
First Floor Landing	
Family Bathroom	
Shower Room	
Bedroom One	
Bedroom Two	
Bedroom Three	



Directions





Floor Plan

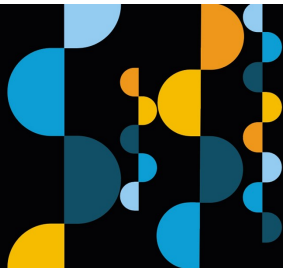
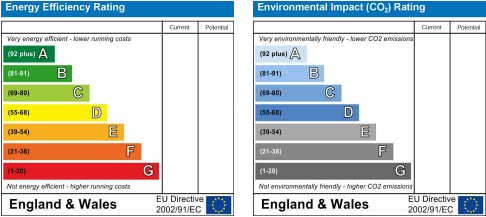


Park Avenue, Mirfield, WF14 9PB

Total Area: 131.1 m² ... 1411 ft²

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.



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