



4 Bronte Way, Mirfield - WF14 9NT

£650,000 Freehold

Holroyd Miller have pleasure in offering for sale this substantially extended detached family home occupying a large and generous garden plot offering further potential with planning currently passed for two additional dwellings. Only an internal inspection can fully reveal the extensive accommodation which offers four reception rooms, four double bedrooms with master bedroom suite, spacious house bathroom together with large garage and storage unit. Conveniently located within easy reach of Mirfield town centre and its bustling high street with local train station, access to the motorway network.

Offered with No Chain, Viewing Essential.

Entrance Reception Hallway

With open staircase, central heating radiator, feature circular window, understairs storage cupboard.

Cloakroom

Having pedestal wash basin, low flush w/c.

Living Room

Having feature tiled fire surround and hearth with flame effect fitted gas fire, opening to...

Family Room

With sliding double glazed patio doors leading onto the side garden, a light and airy room with sliding doors leading through to...

Formal Dining Room

With dual aspect double glazed windows, central heating radiator.

Breakfast Room

With access to the adjacent breakfast kitchen and utility room.

Breakfast Kitchen

Being a good size, fitted with a matching range of medium oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit with double drainer, mixer tap unit, tiling between the worktops and wall units, double glazed window, built in microwave, gas hob with extractor hood over, oven, integrated dishwasher, dual aspect double glazed windows.

Utility Room/Rear Entrance

With plumbing for automatic washing machine, a range of base units, double glazed window, access to built in storage.

Study

Situated to the front making an ideal working space with dual aspect double glazed window, central heating radiator.

Stairs lead to First Floor Landing

With built in storage cupboard.

Master Bedroom

Situated to the rear, access via large dressing area with built in wardrobes, with dual aspect double glazed windows, central heating radiators, views over the garden, access to...

Ensuite Shower Room

Having pedestal wash basin, low flush w/c, shower cubicle and tiling.

Bedroom to Front

Having sliding built in wardrobes, double glazed window, central heating radiator.

Bedroom to Rear

Having been extended with dual aspect double glazed windows, a good sized double bedroom.

Bedroom to Front

With dual aspect double glazed window, built in wardrobes, central heating radiator.

House Bathroom

Being of a fantastic size with raised step up corner bath, twin wash hand basins, low flush w/c, bidet, separate shower cubicle, chrome heated towel rail, tiling to the walls, double glazed window.

Outside

The property occupies a more than generous plot whereby planning has been passed to erect two detached houses in the grounds, however, if this was not required the property occupies a generous plot with generous lawn garden areas to the side and rear, ideal for the growing family with large detached garage and workshop with adjacent store. Occupying a generous cul de sac position within walking distance of Mirfield town centre, retaining a high degree of privacy with mature trees and shrubs.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





GROUND FLOOR
1861 sq.ft. (172.9 sq.m.) approx.

1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2864 sq.ft. (266.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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