



## 5 Brickyard

, Mirfield, WF14 9BS

£150,000



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Nestled in the charming area of Brickyard, Mirfield, this delightful end terrace home presents a unique opportunity for those seeking character and space. With three bedrooms, this property is perfect for families or individuals looking for a comfortable living environment.

As you enter, you are welcomed into a generous reception room that exudes warmth and character, setting the tone for the rest of the home. The heart of the property is undoubtedly the spacious kitchen diner, which boasts ample work surface space, making it ideal for culinary enthusiasts. The French doors seamlessly connect the indoor space to the low-maintenance outdoor area, perfect for enjoying al fresco dining or simply relaxing in the fresh air.

The outdoor space also includes off-road parking, a valuable feature in this desirable location. Tucked away yet conveniently close to local schools and amenities, this home offers the best of both worlds—peaceful living with easy access to essential services.

This property is offered with no onward chain, allowing for a smooth transition for potential buyers. If you are looking for a quirky home with character and convenience, this end terrace house in Mirfield is not to be missed.

## Living Room

14'1" x 12'9" (4.3m x 3.9m)

A spacious living room overlooking the front of the home with a staircase providing access to the first floor and a doorway leading into the kitchen diner and down to the cellar. A light blue colour scheme with light grey carpets create a bright and neutral space.

## Kitchen Diner

13'9" x 10'2" (4.2m x 3.1m)

With laminate flooring and a white and grey colour scheme, the kitchen has plenty of natural light flooding the space with dual aspect windows and French doors opening to provide access outside. There is space for a washing machine and dishwasher as well as a free standing fridge freezer. There is a built in oven hob and extractor as well as a stainless steel sink and drainer.

## Bedroom One

14'1" x 9'10" (4.3m x 3.0m)

A well sized double bedroom overlooking the front aspect of the home.

## Bedroom Two

8'6" x 7'2" (2.6m x 2.2m)

A well sized single bedroom to the side aspect

## Bedroom Three

7'10" x 6'6" (2.4m x 2.0m)

A single bedroom overlooks the front of the home.

## Bathroom

The bathroom features a bath tub, over bath shower, hand basin and w/c.

## Cellar

Providing additional storage space.

## External

The property is set on a corner plot with low maintenance garden space and off road parking to the front.

## Directions

For Satnav please use the postcode WF14 9BS

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the

dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



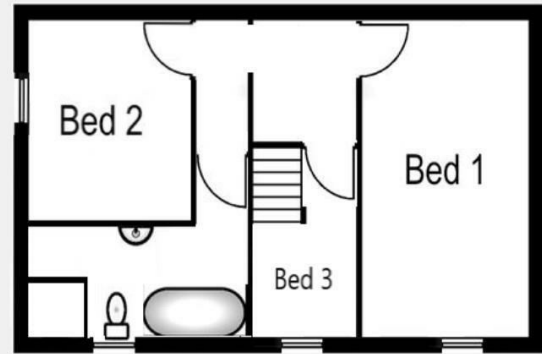
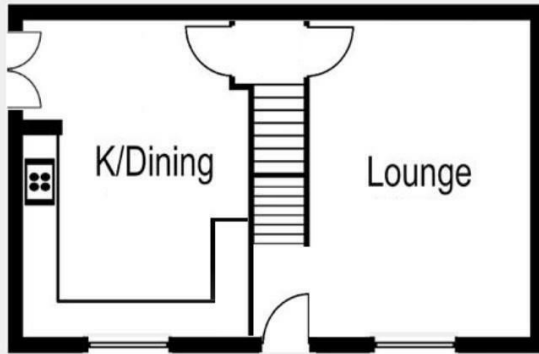
## Hybrid Map



## Terrain Map



## Floor Plan

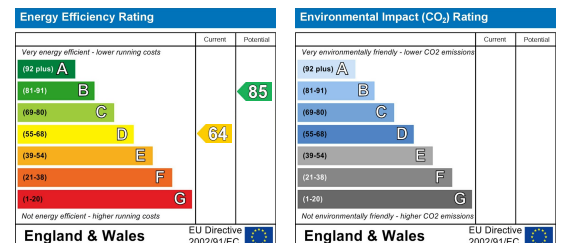


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.