



Hand Bank Lane, Mirfield WF14 8EX



welcome to

Hand Bank Lane, Mirfield

LOOKING FOR A READY-MADE TWO BEDROOM PROPERTY IN LOWER HOPTON, MIRFIELD IN A TUCKED AWAY LOCATION THAT YOU CAN JUST MOVE STRAIGHT INTO? THEN YOU'VE FOUND IT! VIEW TODAY



A two bedroom end terrace house which has been fully renovated to a high standard, in a modern and contemporary style but still retains charm and character. Tucked away in a beautiful semi-rural setting with many walks available straight from the door step, yet within close proximity of local amenities and walking distance to the centre of Mirfield. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Well renowned schools and motorway networks are also close-by. Externally, there is a small garden in front of the house ideal for sitting out and relaxing with guests! Also having a detached workshop offering useful storage with parking to the side and rear of this. Don't miss this beauty. View today as interest will be very high!

Important Notice



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- Two Bedroom End Terrace Property
- *** Internal Images Coming Soon ***
- Cellar Space, Modern Family Bathroom
- Storage Unit / Workshop, Front Garden
- Off Road Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS118037 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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