



**The Knowl, MIRFIELD WF14 9RN**

**welcome to**

**The Knowl, MIRFIELD**

Guide Price £340,000 - £360,000 LOOKING FOR A READY-MADE FAMILY HOME THAT HAS ALREADY BEEN EXTENDED FOR YOU IN A PRIME LOCATION IN MIRFIELD?!?! THEN LOOK NO FURTHER! BOOK A VIEWING TODAY! NO CHAIN!!



### **Entrance Lobby**

Part double glazed UPVC door to front, gas central heating ladder style radiator, coving to ceiling, exposed floor boards and stairs to first floor landing.

### **Lounge**

17' 8" x 12' 2" MAX ( 5.38m x 3.71m MAX )  
Double glazed multi-pane effect window to front, gas central heating radiator, inset remote controlled electric fire to one wall, exposed floor boards. Spotlights to ceiling and TV point.

### **Reception Two/ Dining Room**

12' 7 x 7' ( 3.66m 7 x 2.13m )  
Double glazed multi-pane effect window to front, double glazed window to side, gas central heating radiator, TV point, coving to ceiling, dado rail, tiled flooring, underfloor heating.

### **Kitchen**

11' 8" x 8' 2" ( 3.56m x 2.49m )  
Fitted kitchen with a range of wall and base units, under unit lighting and plinth heater, stainless steel double sink and drainer with mixer tap and waste disposal unit, complementary work surfaces, splashback tiling, integrated dishwasher, gas cooker point, space for range cooker, plumbing for washing machine, wall mounted cooker hood, tiled flooring, under floor heating, spotlights to ceiling, double glazed window to side, part double glazed UPVC door to garden and TV point.

### **Breakfast Area**

9' 9" x 6' 1" ( 2.97m x 1.85m )  
Archway to conservatory, tiled floor with under floor heating, dado rail, spotlights to ceiling, coving to ceiling and TV point.

### **Conservatory**

8' 9" x 8' 6" ( 2.67m x 2.59m )  
Made of part UPVC construction, double glazed windows to sides and rear, tiled floor, pitched roof, lighting, gas central heating radiator.

### **Inner Lobby**

Under floor heating, door to pantry, spotlights to ceiling.

### **Ground Floor Cloakroom**

WC, chrome ladder style gas central heating, vanity washhand basin with mixer tap and storage below, spotlights to ceiling, tiled walls and floor where visible, under floor heating, double glazed window to rear.

### **First Floor Landing**

Access to loft space via drop down ladder which is partly boarded and has lighting and power. Built in storage cupboard, exposed floor boards, doors to first floor accommodation.

### **Bedroom One**

18' MAX x 7' 7" MAX ( 5.49m MAX x 2.31m MAX )  
Double glazed multi-pane effect window to front, gas central heating radiator, TV point, wall lights, fitted storage drawers and beside tables to two walls, walk in dressing room housing the boiler with shelving and hanging rails and door to en-suite shower room.

### **En-Suite Shower Room**

Double glazed window to rear, shower cubicle with wall mounted shower, vanity washhand basin with mixer tap and storage below, WC, extractor fan, shaver point, spotlights to ceiling, ladder style radiator, tiled walls where visible.

### **Bedroom Two**

13' (Into wardrobes) x 8' 9" ( 3.96m (Into wardrobes) x 2.67m )  
Double glazed multi-pane effect window to front, sliding door mirror fronted wardrobes to one wall, dado rail, gas central heating radiator. Spotlights to ceiling and TV point.

### **Bedroom Three**

10' 8" x 8' 8" ( 3.25m x 2.64m )  
Double glazed window to rear, gas central heating radiator, dado rail, spotlights to ceiling.

### **Bedroom Four**

7' 7" x 5' 9" ( 2.31m x 1.75m )  
Double glazed multi-pane effect window to front, gas central heating radiator, exposed floor boards, dado rail.

### **Family Shower Room**

Double glazed window to rear, shower cubicle with wall mounted shower, his and hers washhand basins with mixer tap and storage below, chrome ladder style radiator, WC, spotlights to ceiling , tiled walls where visible.

### **Exterior**

To the front of the property is a pebbled and paved garden stocked with established plant, tree and shrubs, pond feature with timber bridge, outside watering tap and lighting. To the rear of the property there is a tarmac driveway accessed via large double gates providing off street parking leading to the detached garage and the rear garden has been paved for low maintenance, plant and shrub border, side access gate, outside watering tap, and lighting.

### **Detached Garage**

15' 6" x 9' 9" ( 4.72m x 2.97m )  
Benefiting from an up and over door and light, double glazed window to side, door to side.



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## The Knowl, MIRFIELD

- Guide Price £340,000 - £360,000
- Four Bedroom Semi-Detached Property
- Two Reception Rooms, Dining Area
- Conservatory, G/F WC, F/F Shower Room
- Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117501 - 0009

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