



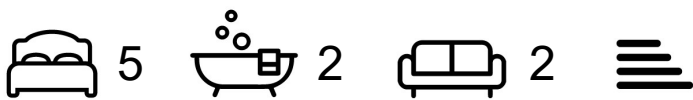
31 Shill Bank View , Mirfield, WF14 0QG

An impressive five bedroom detached family home, tucked away in a private setting with beautiful views offering exceptionally spacious and versatile accommodation arranged to provide a wealth of flexibility for modern family living. Having been thoughtfully extended, the property benefits from two separate staircases, two kitchens, two large reception rooms and two bathroom suites, together with two independent gas central heating systems. This provides the rare opportunity to accommodate multi-generational living or create a degree of separation within the home, while equally lending itself perfectly to use as one substantial family residence. Currently utilised as one large family home, the accommodation provides an excellent setting for family life and entertaining, with generous living spaces offering plenty of room for family and friends to gather. Externally, the property occupies generous grounds, with a large driveway and lawned gardens to the front enjoying a beautiful rural outlook. Also having an integral double garage. To the rear is a particularly impressive, landscaped garden arranged over three levels, incorporating a spacious patio seating area with steps leading to further lawned sections, creating a versatile outdoor space ideal for both entertaining and family use. Also being conveniently located a short drive to the centre of Mirfield and schools, as well as being close to motorway networks and public transport links. NO VENDOR CHAIN.

£745,000

31 Shill Bank View

, Mirfield, WF14 0QG

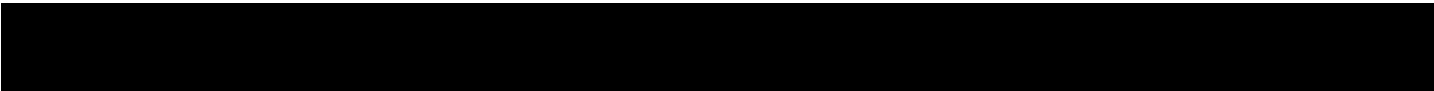


- IMPRESSIVE FIVE BEDROOM FAMILY RESIDENCE
- PRIVATE SETTING WITH BEAUTIFUL VIEWS
- SPACIOUS & FLEXIBLE LAYOUT WHICH IS SET UP FOR MULTI-GENERATION LIVING IF REQUIRED
- CLOSE TO MIRFIELD TOWN CENTRE, LOCAL SCHOOLS, MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- GENEROUS GARDENS, LARGE DRIVEWAY & INTEGRAL DOUBLE GARAGE
- NO CHAIN

Entrance	Second Landing
Lounge	Bathroom
WC	Bedroom Four
Dining Kitchen	Bedroom Five
Utility	Gardens, Driveway & Integral Garage
Second Kitchen	
Sitting Room	
First Floor Landing	
Bathroom	
Bedroom One	
Bedroom Two	
Bedroom Three	



Directions





Floor Plan

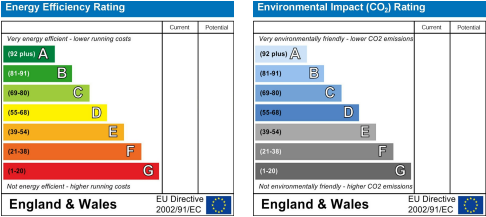


Shillbank View, Mirfield, WF14 0QG

Total Area: 273.3 m² ... 2941 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, omission 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.



Estate
agency
done
properly

Snow
Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800
Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801
snowgate.co.uk