



**104 Shill Bank Lane**  
**, Mirfield, WF14 0QT**

A beautifully presented one double bedroom terrace house which benefits from having a private and enclosed garden providing an fabulous space to sit out and entertain guests. This property would be ideal for anyone looking to buy their first home, downsize or a buy-to-let investment. A short distance to the centre of Mirfield and local amenities including public transport links. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also close-by. Floor plan to follow shortly.

**£119,950**

# 104 Shill Bank Lane

, Mirfield, WF14 0QT



- ONE BEDROOM REAR FACING TERRACE HOUSE
- A SHORT DRIVE TO THE CENTRE OF MIRFIELD & LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS CLOSEBY
- LARGE OPEN PLAN LIVING KITCHEN
- PRIVATE & ENCLOSED, LOW MAINTENANCE GARDEN

**Kitchen**

**Living Room**

**First Floor Landing**

**Shower Room**

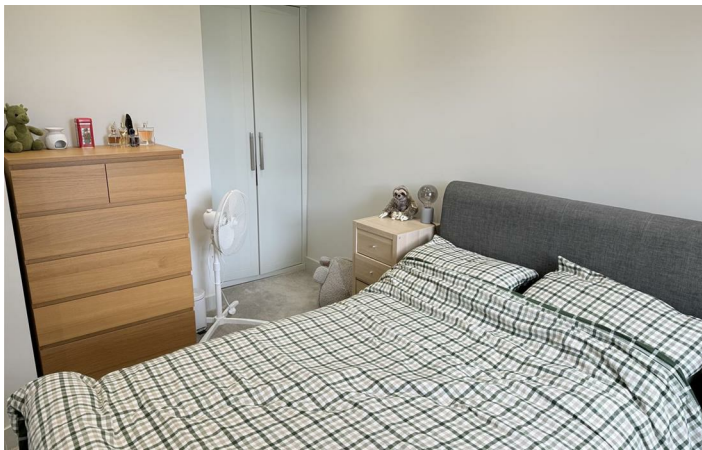
**Bedroom**

**Garden**

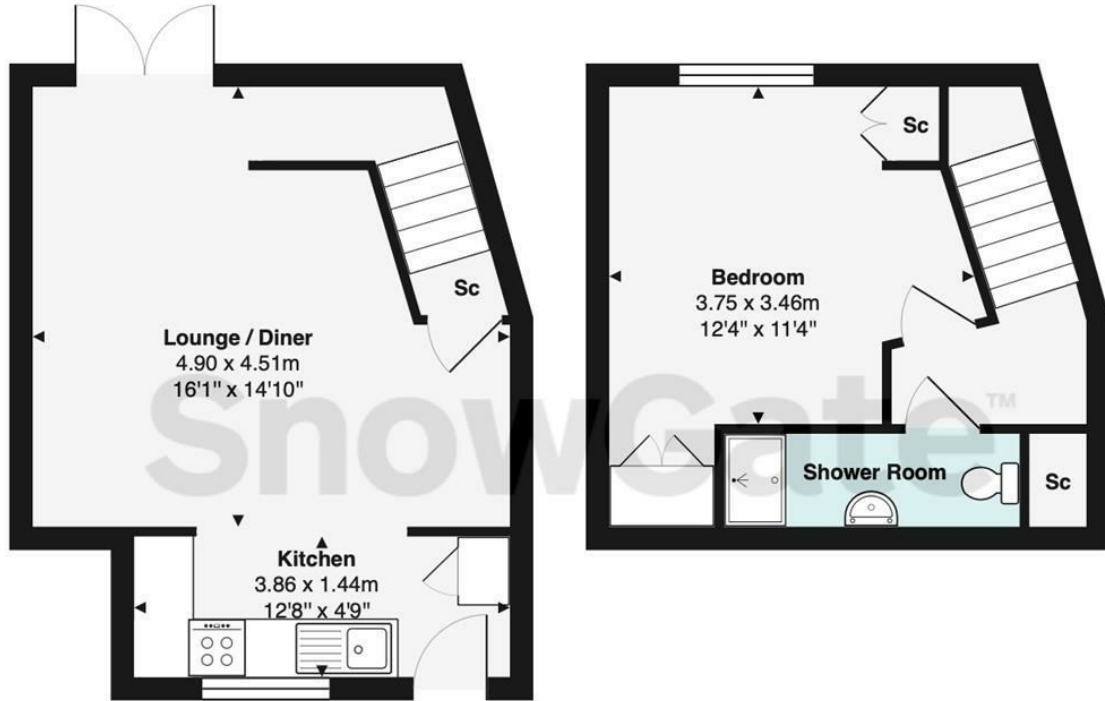


**Directions**





# Floor Plan

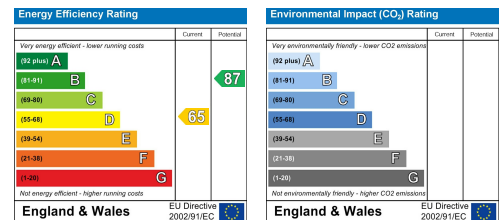


## Shillbank Lane, Mirfield, WF14 0QT

Total Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>

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, omissions 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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