



**73 West Royd Avenue
, Mirfield, WF14 9LB**

A three bedroom semi-detached family home sitting in a much larger than average plot and located in a well regarded part of Mirfield, a short distance to the centre of town and local amenities including popular schools. Public transport links and motorway networks are also close-by. 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. The property has been owned by the same occupiers since new, and while it has been well maintained throughout, it would benefit from modernisation throughout but offers an exciting opportunity for the next owners to make it their own. This generous plot enjoys large rear gardens, a driveway at the front and a single garage. NO CHAIN!

£269,950

73 West Royd Avenue , Mirfield, WF14 9LB



- THREE BEDROOM SEMI-DETACHED PROPERTY
- WITHIN WALKING DISTANCE TO WELL RENOWNED LOCAL SCHOOLS
- EXCEPTIONALLY LARGE PLOT WITH GENEROUS GARDENS
- A SHORT DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES
- REQUIRES MODERNISATION BUT OFFERS EXCITING POTENTIAL
- NO CHAIN

Entrance

Dining Kitchen

Living Room

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

Garden, Driveway & Garage



Directions





Floor Plan



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Total Area: 90.8 m² ... 978 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, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Projected
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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