



2d Kitson Hill Road

, Mirfield, WF14 9EL

£850



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2 Bedroom Town HouseAccommodation
Over 3 Floors***Mirfield***

Modern 2 bedroom property that is very well presented and benefits from bathroom & shower room, gas central heated, upvc double glazed and dedicated parking space. Accommodation which comprises of; entrance hall, kitchen diner, landing, bathroom, lounge, landing 2 bedrooms and a shower room. Dedicated parking to the front.*****Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing*****

Entrance Vestibule

Kitchen Diner

18' x 10'8" (5.49m x 3.25m")

Stairs & Landing

Bathroom

Lounge

12'9" x 14'6" (3.89m" x 4.42m")

Stairs & Landing

Bedroom 1

14'6" x 10' (4.42m" x 3.05m)

Bedroom 2

14'8" x 9' (4.47m" x 2.74m)

Shower Room / WC

Exterior

Dedicated parking space



Road Map



Hybrid Map



Terrain Map



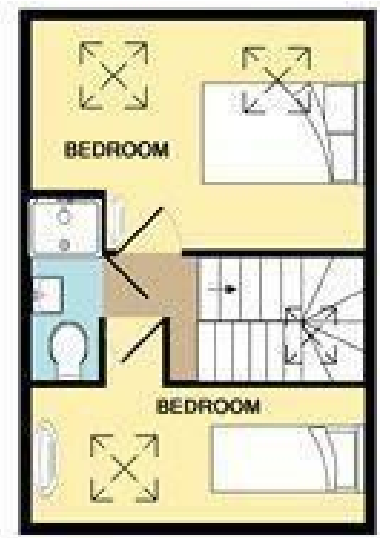
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(Made with Metropix 12/2010)

Viewing

Please contact our Mirfield Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		84	86	England & Wales		84	85
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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.