



Huddersfield Road, Mirfield WF14 9HN

welcome to

Huddersfield Road, Mirfield

Guide Price £300,000 - £320,000 LOOKING FOR A READY-MADE, EXTENDED AND VERY WELL-PRESENTED FAMILY HOME IN THE EVER POPULAR AREA OF MIRFIELD WITH NO CHAIN? THEN VIEW TODAY TO AVOID DISAPPOINTMENT



Guide Price £300,000 - £320,000 Situated in the highly sought-after town of Mirfield, this impressive and extended semi-detached family home occupies a generous corner plot within a well-regarded residential area. Ideally positioned and only being a short distance to a range of local amenities, including independent shops, cafes, well-regarded schools, and scenic canal-sidewalks. The property also benefits from excellent transport links, with easy access to the motorway network and Mirfield railway station. The accommodation is well-proportioned and versatile, perfectly suited to modern family living. A welcoming entrance hallway leads through to a bright bay-fronted 15ft living room, filled with natural light. A second 13ft reception room offers flexibility for a variety of uses, including a family room or playroom, and opens into a 13ft dining area at the rear. From here, the space flows naturally into a contemporary 17ft kitchen, creating an ideal layout for both everyday living and entertaining. We also have the handy ground floor WC for convenience.

To the first floor, there are five bedrooms, providing ample space for growing families as four of these are double bedrooms and a small fifth bedroom/home office. The main bedroom benefits from an en-suite WC, while the remaining bedrooms are served by a modern family bathroom. Externally, the property stands on a generous corner plot, offering a good level of privacy. To the front, a block-paved driveway provides ample



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- Guide Price £300,000 - £320,000
- Extended Five Bedroom Semi-Detached Property
- Three Reception Rooms, 17ft Kitchen
- Family Bathroom, G/F WC, En-suite WC
- Front & Rear Gardens, Driveway, No Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS118159 - 0002

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