



## 4 bed detached bungalow to buy in WF14

Eastfield Road, Mirfield, West Yorkshire,  
WF14 0QR

**£190,000** Starting Bid

🏠 x4 🚗 x1 🚻 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Four Bed True Bungalow
- ✓ Popular Area Of Mirfield
- ✓ Driveway Parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Immerse yourself in the opportunity for immediate 'exchange of contracts' with this remarkable 4-bedroom true bungalow in the sought-after area of Mirfield. Boasting a convenient driveway for parking and a prime location, this property comes with the added advantage of no chain for a hassle-free transaction.

This distinguished abode offers ample development potential for those looking to enhance and personalise their living space. The spacious interior is brimming with possibilities, inviting you to explore and unleash your creativity in every room. With its elegant design and coveted address, this property is an ideal canvas for creating your dream home.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Detached Bungalow

Parking: On Street, Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

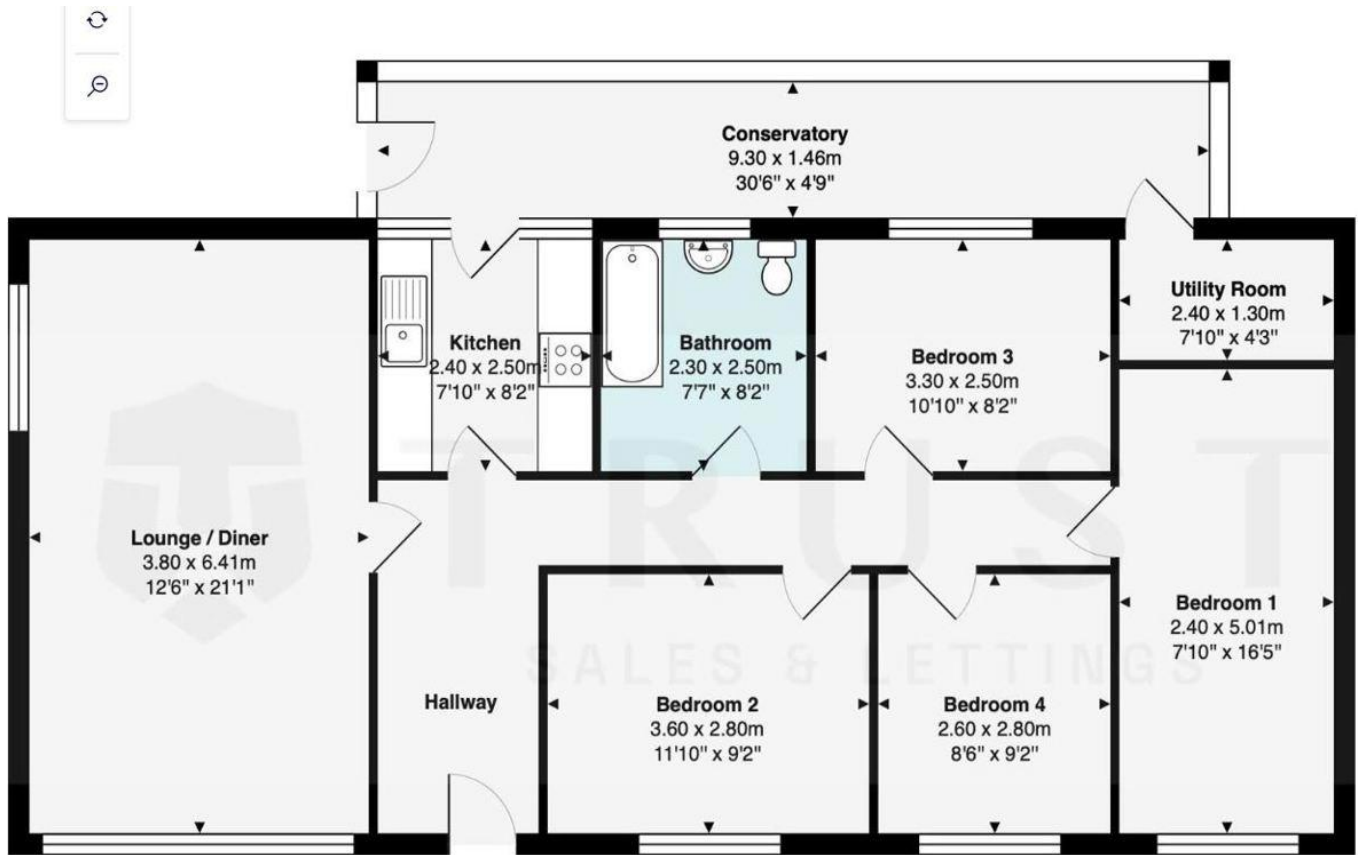
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Eastfield Road, Mirfield, West Yorkshire, WF14 0QR

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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.

