



## 4 bed detached house to buy in

St. Marys Walk, Mirfield, West Yorkshire,  
WF14 0QB

**£270,000** Starting Bid

🏠 x4 🚗 x1 🚲 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ \*\*\*TRUE RENOVATION
- ✓ DRIVE AND GARAGE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

### 4 BED DETACHED BOASTING HUGE POTENTIAL

Attention family buyers, offering scope to extend further and positioned in the popular location of Mirfield is this well presented home on a good sized plot. An early viewing is strongly recommended to appreciate the space and potential on offer.

As you enter the property into the entrance hall with staircase rising to the first floor landing, storage under the stairs and ground floor accommodation comprising kitchen/breakfast room fitted with contemporary wall and base units offering ample storage with solid working surfaces over four ring gas hob with stainless steel extractor fan over, eye-level integrated oven and microwave above, dishwasher and breakfast bar ideal for morning meals.

The lounge/diner is of excellent proportions approximately 21ft x 16ft with two large windows, one being a bay window flooding the room with natural light and an archway opens into the family room with further bay window.

One of the garage has been converted to create a downstairs double bedroom with en-suite shower room comprising low flush WC, shower cubicle and vanity sink unit.

To the first floor there are three further double bedrooms, the two positioned to the rear boast countryside views beyond and fitted wardrobes.

The second bedroom is positioned to the front with fitted wardrobes..

The family shower room is fitted with a 3 piece white suite comprising of shower cubicle, pedestal sink unit and WC. There is a heated towel rail.

Externally the property boasts a 'Horseshoe' driveway laid with tarmacadam. A single attached garage with the potential to extend above subject to the necessary consents. A gate to the side accesses the rear garden that is tiered with a decked area and enclosed by fencing.

Mirfield is a desirable town in the borough of Kirklees and the property is handily positioned for well regarded local schooling such as Crossley Fields Junior & Infant School and Castle Hall Academy. Local amenities and road links to nearby towns and cities are within easy reach. An early viewing is strongly recommended, we expect a lot of interest from the family buyer or working professionals.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

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: Yes

Adaptations: Wet room

Restrictions: No

Required access: No

Heating: Gas

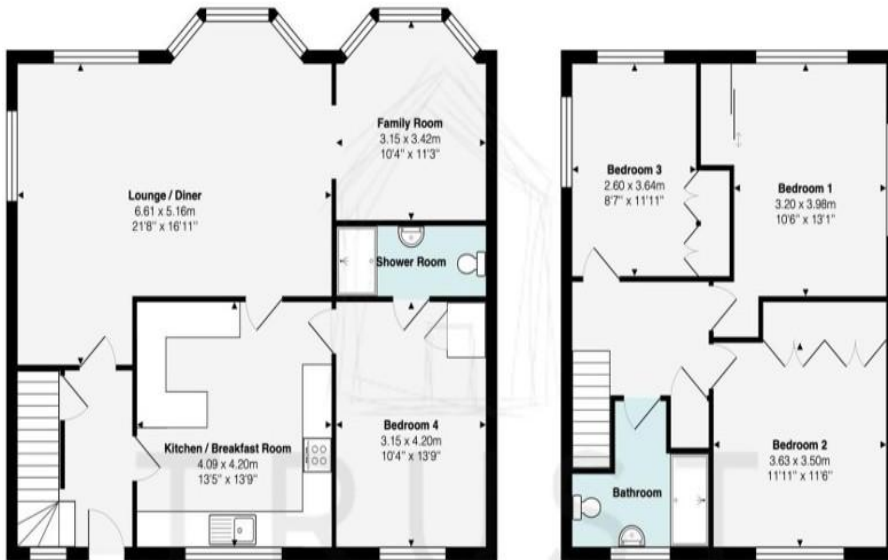
Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



St Mary's Walk, Mirfield, WF14 0QB

SALES AGENT TOTALS

Total Area: 139.3 m<sup>2</sup> ... 1499 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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	

St. Marys Walk, Mirfield, West Yorkshire, WF14 0QB

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

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