



144 Sunny Bank Road, Mirfield, West Yorkshire, WF14 0JQ

A super opportunity has arisen to purchase this DETACHED FORMER FARMHOUSE which we believe dates back over 200 years. Situated on a private driveway well back from Sunnybank Road this individual four/five bedroom FAMILY HOME offers a versatile footprint over 3 floors and must be viewed to appreciate the character features and footprint on offer. Situated in this popular location offering easy access to the local amenities and well regarded schools as well as the M62 Motorway. Comprises hall, two reception rooms, breakfast kitchen and WC on the ground floor complimented by four good sized bedrooms and bathroom with access to a large attic dormer room which could easily be converted to a fifth bedroom, subject to building regulations. Ample driveway parking and single garage to the front with pleasant lawned gardens and patio to the rear. Benefits from electrical heating and uPVC DG. EPC rating - G.

Asking Price £395,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE PORCH

ENTRANCE HALL

GUEST CLOAK ROOM Having hand wash basin and WC.

BREAKFAST KITCHEN 12'10" x 10'10" max (3.9m x 3.3m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Double electric oven, four ring electric hob and extractor. Plumbing for dishwasher and auto washer.

LOUNGE 16'5" x 16'5" max (5m x 5m max)

Having fireplace with stone mantle and brick back with solid fuel fire. Bay window and beamed ceiling with door leading to garden.

DINING ROOM 13'1" x 8'6" max (4m x 2.6m max)

CELLAR

BEDROOM ONE 16'9" x 10'2" max (5.1m x 3.1m max)

BEDROOM TWO 15'1" (4.6) x 8'6" (2.6) plus robes

Fitted wardrobes.

BEDROOM THREE 12'10" (3.9) x 11'10" (3.6) plus robes

Fitted wardrobes and shelving. Access to occasional attic room.

BEDROOM FOUR 8'6" (2.6) x 7'7" (2.3) plus robes

Fitted wardrobes.

BATHROOM Four piece suite comprising glazed shower cubicle, bath, vanity sink and WC. Useful storage cupboard.

OCCASIONAL ATTIC ROOM 17'1" x 15'5" max (5.2m x 4.7m max)

Accessed via bedroom three. Having useful eaves storage and storage cupboard. Feature exposed timber roof truss this is a great versatile room which could be used as a play room or study or indeed a fifth bedroom, subject to building regulations and creating a staircase in bedroom three for access.

EXTERIOR The property owns the driveway leading off Sunnybank Road and benefits from lawned garden to the front and driveway for off street parking leading to single garage. Pleasant lawned garden and paved patio the rear with mature trees and shrubs.

Please note there is no gas supply to the house but we understand there is a gas pipe directly to the front. Additionally there is public footpath and rights of access over the driveway leading to the neighbouring house, number 138.

Freehold

Council Tax Band D

EPC - G

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor

First Floor

Second Floor

