



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

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide £275,000.

Deceptively spacious, 2/3 bedroom TRUE DETACHED BUNGALOW situated on this popular address within easy reach of the local amenities and schools. Offering a VERSATILE FOOTPRINT to suit traditional 'downsizer' buyers and as well as families, it does require cosmetic improvement but is sold with NO CHAIN and at a realistic asking price. Comprises hall, lounge/diner, kitchen, two bedrooms, third bedroom/sitting room, conservatory and modern shower room. Ample driveway parking and attached garage with good sized well stocked rear garden which offers a degree of privacy. Benefits from GCH & uPVC DG.

**Guide Price £275,000**

**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\_

arla | propertymark naea | propertymark

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

**ENTRANCE HALL** Spacious entrance hall.

**LOUNGE/DINER 15'1" (4.6) x 12'10" (3.9) plus 13'1" (4.0) x 7'10" (2.4) max**

L-shaped, spacious room with large front window giving excellent natural light. Fireplace with living flame gas fire.

**KITCHEN 12'6" x 10'2" max (3.8m x 3.1m max)**

Range of wall and base units incorporating contrasting worktop, 2.5 bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and side door.

**SIDE PORCH**

**BEDROOM ONE 12'6" (3.8) x 9'10" (3.0) plus robes**

Fitted wardrobes.

**BEDROOM TWO 13'5" x 9'6" max (4.1m x 2.9m max)**

Fitted wardrobes.

**BEDROOM THREE/SITTING ROOM 16'1" x 9'10" (4.9m x 3m)**

Sliding doors to conservatory.

**CONSERVATORY 11'6" x 9'10" (3.5m x 3m)**

**SHOWER ROOM** Modern three piece suite comprising glazed walk-in shower, vanity sink and wc.

**EXTERIOR** The property benefits from driveway giving ample off street parking and attached single garage with a low maintenance garden to the front. Landscaped lawned garden to the rear with mature trees and shrubs which is not overlooked and offers a degree of privacy.

**ADDITIONAL INFO** Freehold

Council Tax Rating E

EPC rating D

**Mortgages**

We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**AUCTIONEER'S COMMENTS** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

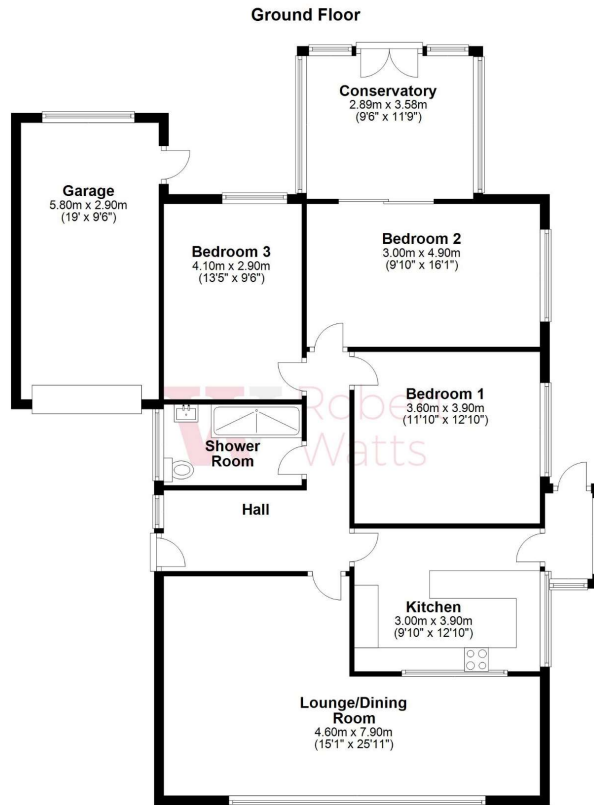
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.





Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>56</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	

01274 878878 
 [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts\\_](https://twitter.com/robertwatts_)

arla | propertymark    naea | propertymark