



452 Huddersfield Road, Mirfield, West Yorkshire, WF14 0EG

A super opportunity has arisen to purchase this AFFORDABLY PRICED, three bedroom semi detached. Located in this higher popular location close to the amenities and schools of Mirfield as well as the nearby playing fields and walks along the River Calder it would make a lovely FAMILY HOME. Requiring updating but priced to reflect and sold with NO CHAIN it comprises hall, lounge, dining kitchen, three bedrooms and bathroom with driveway parking and lawned gardens to front and rear. Benefits from GCH & uPVC DG.

Asking Price £170,000

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ENTRANCE HALL

LOUNGE 14'1" x 12'2" max (4.3m x 3.7m max)

Having bay window and fireplace.

KITCHEN DINER 17'1" x 8'2" max (5.2m x 2.5m max)

Modest range of wall and base units incorporating worktop, inset sink, gas cooker point and plumbing for auto washer. Door to rear.

BEDROOM ONE 12'6" x 11'2" max (3.8m x 3.4m max)

BEDROOM TWO 9'6" x 9'6" max (2.9m x 2.9m max)

BEDROOM THREE 9'2" x 6'3" (2.8m x 1.9m)

BATHROOM Three piece suite including bath with electric shower over, wc and hand wash basin.

EXTERIOR The property benefits from lawned garden to the front. Driveway to side for of street parking and pleasant lawned garden to the rear. Outhouse storage housing wall mounted boiler.

Tenure - Freehold

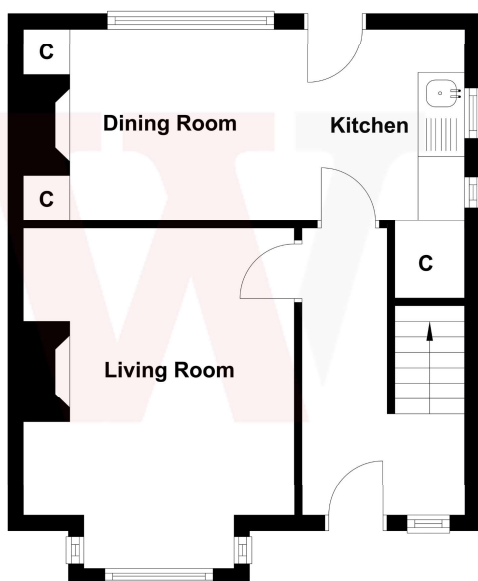
Council Tax Band - B

EPC Rating - D

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

