



## 29 Sunny Bank Walk, Mirfield, West Yorkshire, WF14 0NQ

A WELL PRESENTED, realistically priced three bedroom semi detached which makes a super FAMILY HOME. Situated on this popular cul-de-sac close to the well regarded schools including 'Mirfield Free Grammar' and the local amenities, the house offers a stylish and modern specification finish throughout. Comprises hall, contemporary open plan dining kitchen, lounge, ground floor WC, three bedrooms and modern four piece bathroom. Ample driveway parking for numerous cars to the front and side and detached garage with low maintenance rear garden. Benefits from GCH & uPVC DG and sold with NO CHAIN.

**Asking Price £235,000**

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**ENTRANCE HALL** Understairs storage cupboard, cloaks cupboard and built-in shoe cupboard.

**GUEST WC** Vanity sink, wc and electric hand dryer.

**LOUNGE 15'5" x 11'10" max (4.7m x 3.6m max)**  
Wall mounted electric fire and sliding doors to ....

**DINING KITCHEN 19'8" x 11'6" max (6m x 3.5m max)**  
Modern range of wall and base units incorporating up and over shelving and pull out pantry cupboard, contrasting work tops, inset ceramic sink and mixer tap. Feature island unit, Rangemaster oven with grill and extractor and integral dishwasher. French doors leading to garden.

**BEDROOM ONE 13'1" (4.0) x 9'10" (3.0) plus robes**  
Having fitted wardrobes.

**BEDROOM TWO 12'2" x 11'6" (3.7m x 3.5m)**

**BEDROOM THREE 8'6" x 7'10" (2.6m x 2.4m)**

**BATHROOM** Four piece modern suite comprising oval bath with central tap, glazed shower cubicle, wc and sink. Vanity mirror, tiling to walls and chrome heated towel rail.

**EXTERIOR** The property benefits from ample driveway parking to the front and side for upto four or five cars. Detached single garage measuring 17'9 x 7'7 (5.4m x 2.3m). Pleasant low maintenance rear garden with artificial grass and decked area with sun canopy and open aspect. Outside tap, lighting and power point.

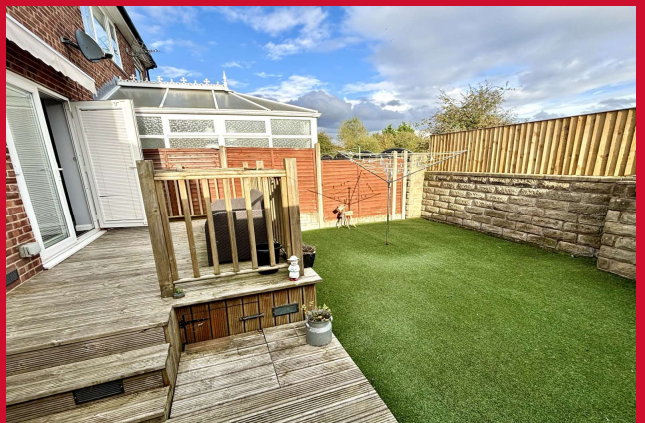
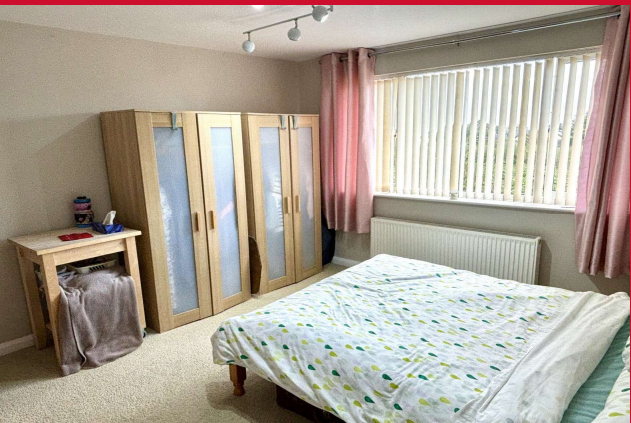
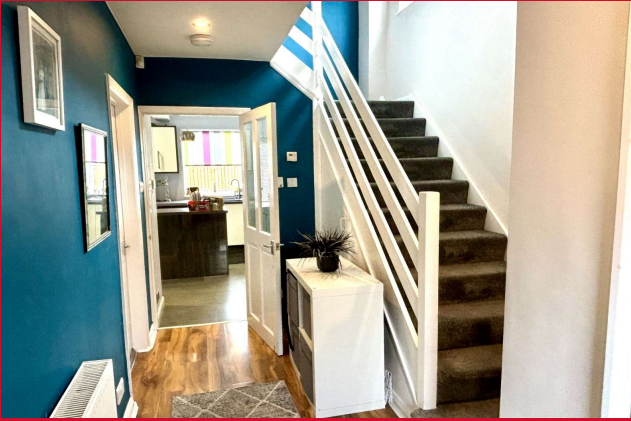
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

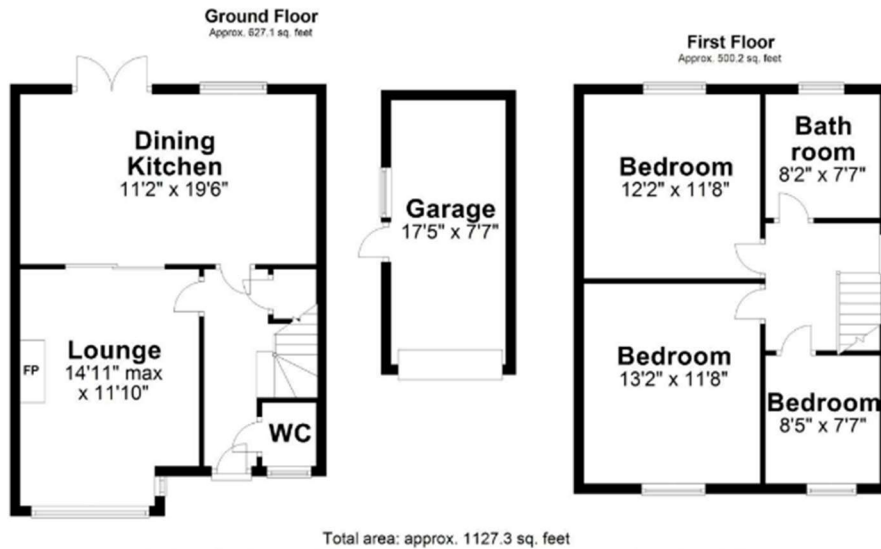
Your home may be repossessed if you do not keep up repayments on your mortgage.

Tenure Freehold  
Council Tax Band C  
EPC Rating C

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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