



## **4 Woodward Court, Mirfield, West Yorkshire, WF14 0PY**

An exciting opportunity has arisen to purchase this well presented, EXTENDED, THREE BEDROOM, TRUE DETACHED BUNGALOW situated in this highly desirable location. Occupying a good-sized CORNER PLOT at the head of this small cul-de-sac, offering easy access to the well regarded local schools and amenities, it offers a very generous and versatile footprint suiting traditional down-sizers and family buyers. Comprises hall, two reception rooms, sun room, three bedrooms, master with en suite and family bathroom. To the exterior is a large driveway for ample parking leading to a double attached garage with adjoining garden. To the rear is a sizeable, well stocked, low maintenance paved and gravelled garden. Benefits from GCH with a recently fitted boiler and Hive system, uPVC DG and alarm.

**Asking Price £365,000**

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# 4 Woodward Court, Mirfield, West Yorkshire, WF14 0PY

**ENTRANCE PORCH** L-shaped useful porch.

## HALLWAY

**LIVING ROOM 17'1" x 14'1" max (5.2m x 4.3m max)**

Attractive fire surround with inset living flame gas fire.

**DINING ROOM 11'6" x 10'5" max (3.5m x 3.18m max)**

Archway to Sun Room.

**SUN LOUNGE 9'10" x 6'11" max (3m x 2.1m max)**

Archway to Dining Room. Sliding patio doors to the rear garden.

**KITCHEN 11'10" x 9'2" max (3.6m x 2.8m max)**

Range of maple effect finish wall and base cabinets, contrasting work surfaces and complimentary wall tiling, 1.5 bowl sink with mixer tap, double electric oven and 4-ring gas hob with extractor over. Plumbed for auto washer. Tiled flooring.

**BEDROOM ONE 16'1" x 12'2" max (4.9m x 3.7m max)**

Double Bedroom

**EN SUITE** Four piece suite comprising WC, basin, bath and separate shower cubicle. Tiled walls and flooring and chrome towel heater.

**BEDROOM TWO 10'10" x 9'6" max (3.3m x 2.9m max)**

Double Bedroom

**BEDROOM THREE 8'6" x 8'2" (2.6m x 2.5m)**

**BATHROOM** Four piece modern suite comprising WC, vanity unit basin, bath and glazed shower cubicle with tiling to walls and floor with vanity mirror.

**EXTERIOR 19'8" x 17'9" (6m x 5.4m)**

Occupying a good sized corner plot with ample tarmac driveway parking to the front leading to the double garage measuring 19'8 x 17'9 (6m x 5.4m) with electric door. Low maintenance garden to front.

Spacious, well stocked low-maintenance rear garden with paved and gravelled areas, shrubbery and paved patios. Sizeable timber storage shed.

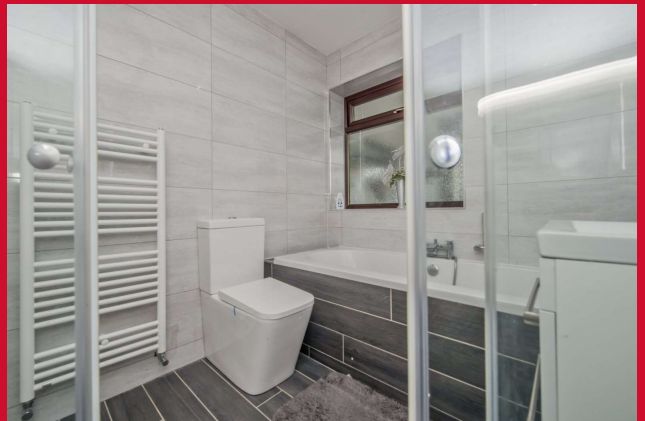
**OTHER INFORMATION** Tenure: Freehold

Council Tax Band: E

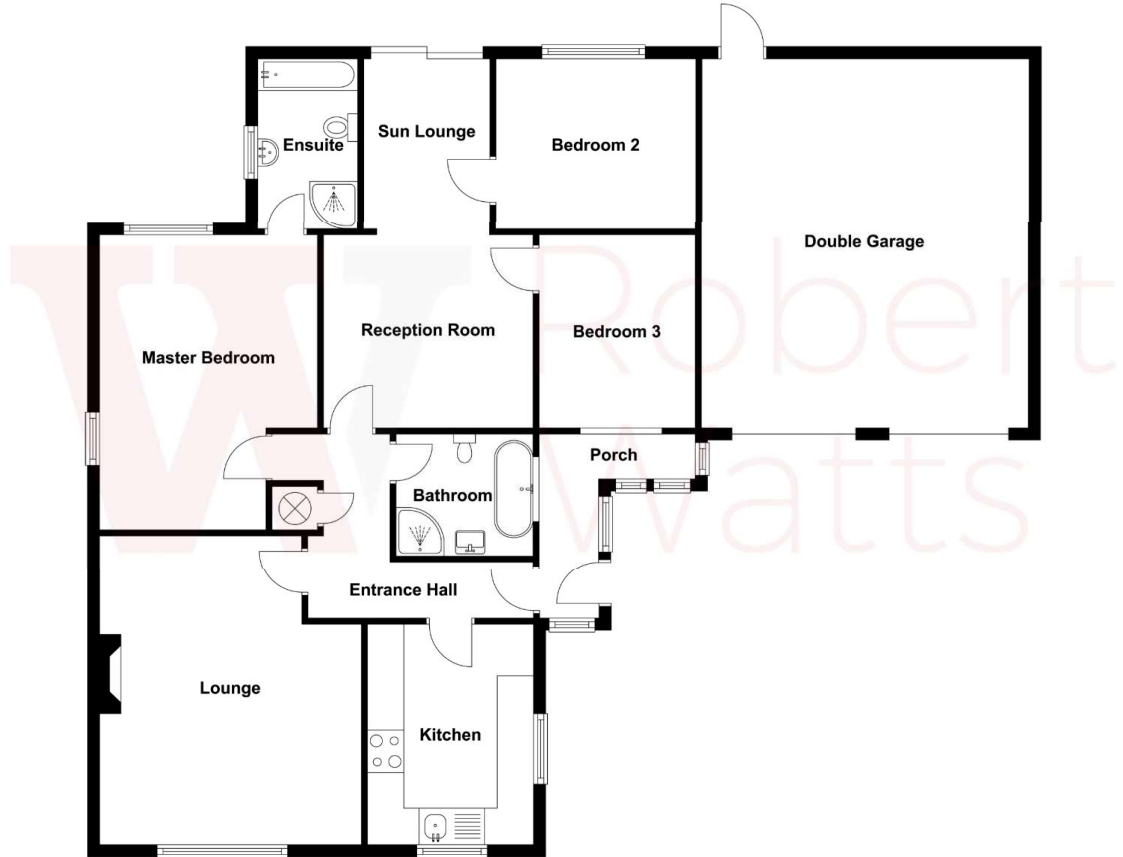
EPC Rating: D


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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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