



## 2 Water Royd Crescent, Mirfield, West Yorkshire, WF14 9SX

Occupying a good sized corner plot is this DECEPTIVELY SPACIOUS, FIVE BEDROOM extended detached. Situated in this popular location close to the local town centre amenities and the local schools including 'Mirfield Free Grammar' and 'Castle Hall' it makes a great FAMILY HOME. Requiring updating but priced to reflect this work it comprises, three reception rooms, kitchen, conservatory, wc, five first floor bedrooms and bathroom. Having gardens to the front and rear with ample off street driveway parking. Benefitting from GCH and uPVC DG it is sold with NO CHAIN.

Offers in excess of £275,000

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### **ENTRANCE PORCH**

**ENTRANCE HALL** With under stairs storage.

**GUEST WC** WC & sink.

### **KITCHEN 16'1" x 8'6" max (4.9m x 2.6m max)**

With a modest range of wall & base units, worktop, sink with mixer tap, Range oven & grill with extractor fan, plumbing for automatic washing machine, wall mounted boiler and rear door.

### **LIVING ROOM 20'4" x 10'6" max (6.2m x 3.2m max)**

Spacious living area.

### **RECEPTION 2 20' x 11'2" max (6.1m x 3.4m max)**

Open staircase and open to...

### **DINING AREA 10'10" x 6'11" max (3.3m x 2.1m max)**

Sliding doors to conservatory.

### **CONSERVATORY 11'6" x 8'6" max (3.5m x 2.6m max)**

Featuring two radiators.

**FIRST FLOOR LANDING** Featuring storage cupboard.

### **MASTER BEDROOM 12'10" (3.9) x 7'10" (2.4) plus alcove**

Fitted wardrobes and doors leading to feature balcony.

### **BEDROOM TWO 12'10" x 11'6" max (3.9m x 3.5m max)**

Double bedroom with fitted wardrobes.

### **BEDROOM THREE 15'9" x 8'10" max (4.8m x 2.7m max)**

Double bedroom.

### **BEDROOM FOUR 11'2" x 8'10" max (3.4m x 2.7m max)**

Fitted wardrobes.

### **BEDROOM FIVE 7'10" x 7'3" max (2.4m x 2.2m max)**

**BATHROOM** Two piece suite with bath and separate WC & vanity sink.

**EXTERIOR** Occupying a corner plot with a low maintenance paved garden to rear with sizeable block paved garden to front which can be used for extra parking as well as a block paved driveway to front.

**OTHER INFORMATION** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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

