



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

For the discerning buyer looking for something a little bit different this former 'toll house' DETACHED, TWO BEDROOM TRUE BUNGALOW may tick all the boxes. Dating from the mid 1800's and extended more recently so offering a deceptive footprint, it sits on this sizeable plot of circa. 0.24 acres with lovely landscaped gardens and ample parking within this highly popular location close to Mirfield town centre amenities, walks on the River Calder and the M62. Suiting traditional downsizers as well as couples or small families, this well presented home has some lovely period and unique features. Comprises lounge, modern kitchen and bathroom and two double bedrooms, ample driveway parking/caravan storage as well as a garage. Benefits from uPVC DG and GCH with modern fitted boiler.

Asking Price £250,000

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

KITCHEN 16'1" x 5'11" max (4.9m x 1.8m max)

Range of modern wall and base units, complimentary worktop and sink with mixer tap. Breakfast bar. Electric oven with induction hob and extractor fan. Plumbing for washing machine. Cupboard housing modern boiler.

LIVING ROOM 15'1" x 12'10" max (4.6m x 3.9m max)

Dual aspect room with timber window surrounds. Stone chimney breast and Vilager Log Burner, giving this room a very characterful feel. Reclaimed public house glazed timber doors and feature reclaimed mahogany flooring from Wakefield Prison Library - truly unique features!

INNER HALLWAY .

Leading to Bedrooms and Bathroom

BEDROOM ONE 14'9" x 8'10" (4.5m x 2.7m)

With parquet flooring.

BEDROOM TWO 11'6" x 9'10" (3.5m x 3m)

BATHROOM Four-piece modern suite comprising full sized, roll top bath with clawed feet, WC, hand wash basin and glazed shower cubicle. Tiled walls and marble flooring.

OUTSIDE Good sized corner plot measuring c. 0.24 acres with mature trees giving privacy. Accessed via Coppin Hall Lane with long driveway leading to ample parking area as well as caravan/motorhome storage as well as detached single garage. Lovely 'zoned' lawned garden areas to side and rear and useful storage shed.

OTHER INFORMATION Tenure: Freehold

EPC Rating - D

Council Tax Band - C

Please note: Some of the trees have Tree Preservation Orders attached, so cannot be removed or trimmed without permission.

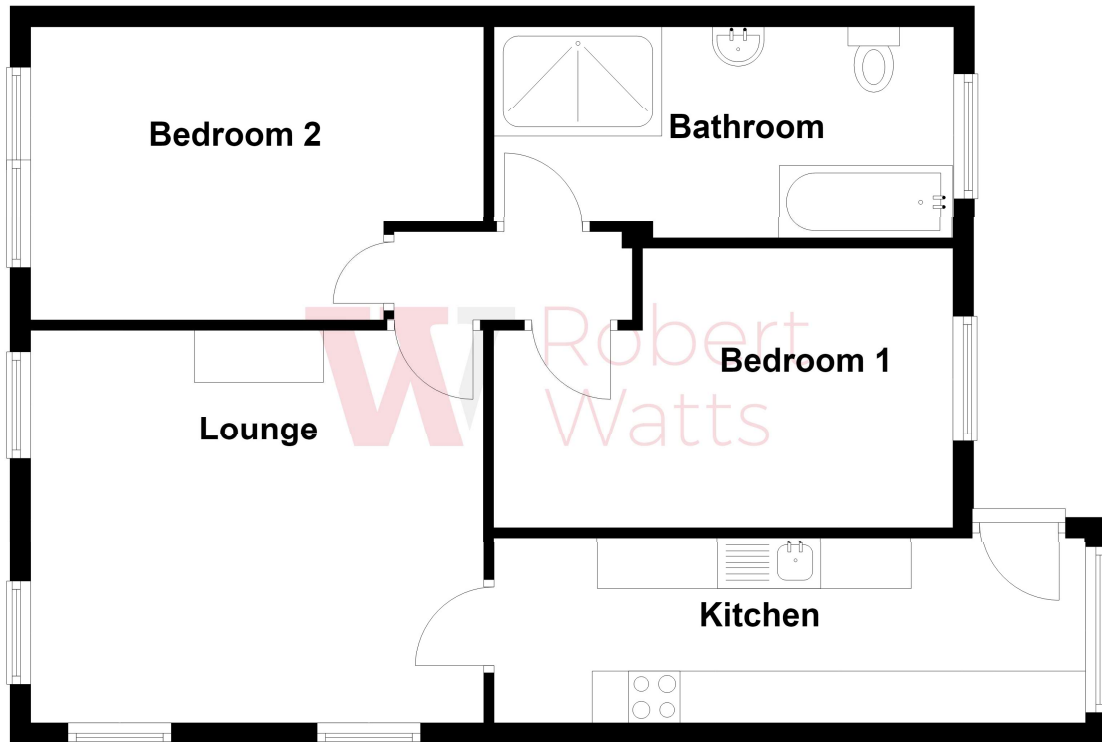
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		