



21 Beech Street, Mirfield, West Yorkshire, WF14 9AE

Offered with NO CHAIN is this well presented deceptively spacious THROUGH TERRACE, which we feel would make an ideal purchase for first time buyers. Provides 3 BEDROOMS + LOUNGE and DINING ROOM. Ideally located within walking distance to Mirfield Town Centre amenities. The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom with a small paved garden to the rear.

Asking Price £175,000

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ENTRANCE HALL

LOUNGE 15'6" x 13'9" (4.72m x 4.2m)

DINING ROOM 11' x 8' (3.35m x 2.44m)

KITCHEN 11' x 7' (3.35m x 2.13m)

Range of kitchen units with worktops and inset sink and mixer tap, cooker point and extractor hood. Plumbed for auto washer, tiled walls and rear door.

1ST FLOOR

BEDROOM 1 15'5" x 12'8" (4.7m x 3.86m)

BEDROOM 2 10'6" x 10'3" (3.2m x 3.12m)

BEDROOM 3 6'3" x 6'1" (1.9m x 1.85m)

BATHROOM Modern white bathroom suite with bath and shower with glazed screen, WC and sink. Tiled walls and cast iron radiator.

OUTSIDE Enclosed low maintenance garden at the back.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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