



12 Shill Bank Lane , Mirfield, WF14 0PZ

A three bedroom semi detached family home offering good sized accommodation throughout and perfect for a growing family. The house is ready to move into but offers a fantastic opportunity for cosmetic improvements throughout allowing the next owners to make it their own. Conveniently located within close proximity to local amenities including schools and a short distance to the centre of Mirfield. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also nearby. The driveway to the front of the property provides off road parking and leads to the single garage. Set to the rear is a good sized, South-facing garden which is enclosed and offers a fabulous setting to sit out and relax with guests. NO VENDOR CHAIN.

£255,000

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, Mirfield, WF14 0PZ



- THREE BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY & GARAGE
- A SHORT DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES
- SOUTH FACING REAR GARDEN
- CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- NO ONWARD CHAIN

Entrance

Lounge

Open Plan Dining Kitchen

WC

Landing

Bathroom

Bedroom One

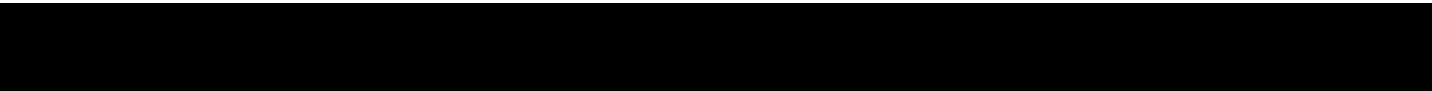
Bedroom Two

Bedroom Three

Garden, Garage & Driveway



Directions





Floor Plan



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Total Area: 96.2 m² ... 1036 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

