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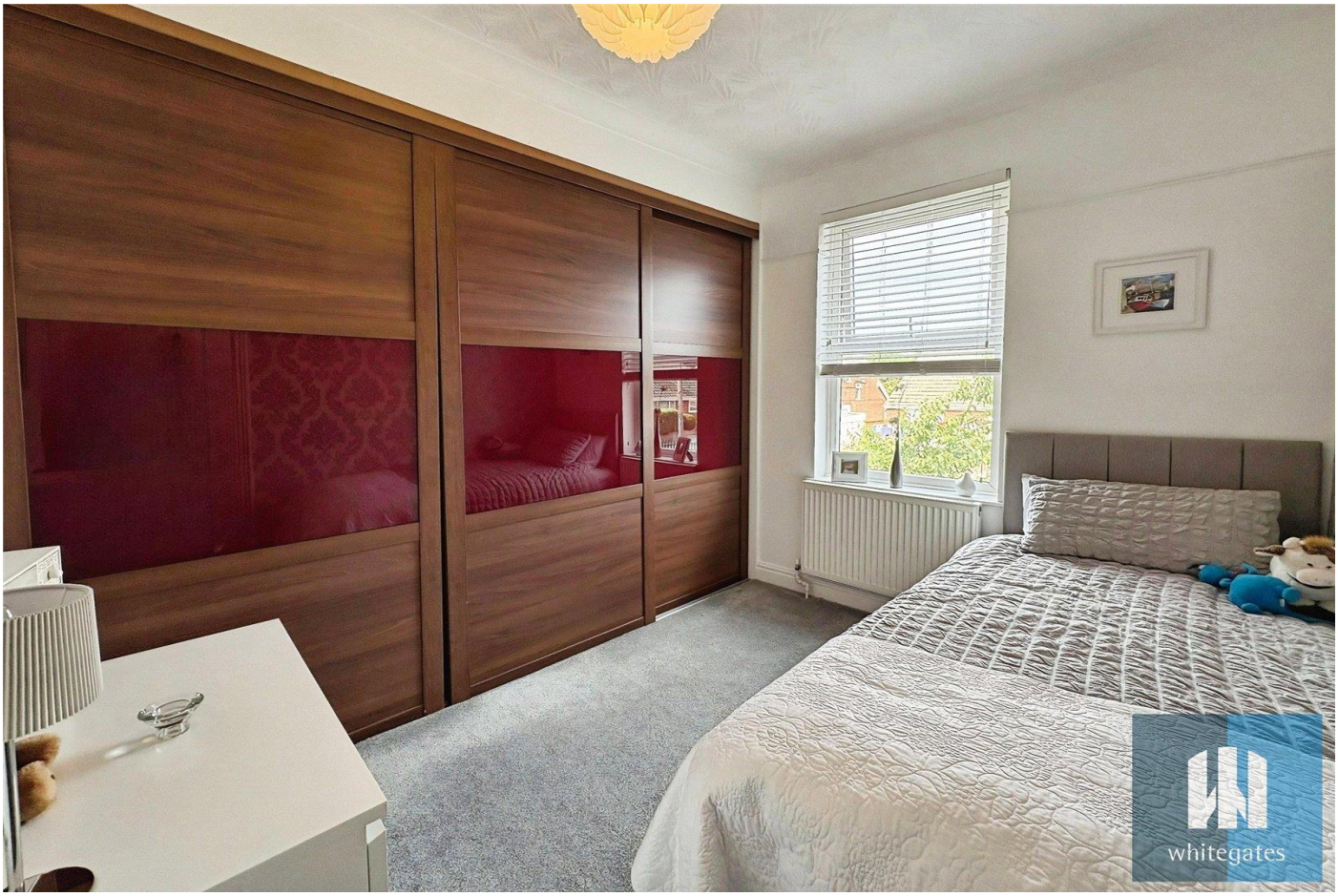


Back Knowl Road, Mirfield, WF14

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Asking Price: £195,000

Freehold



Back Knowl Road, Mirfield, WF14 9SA

2 bedrooms
1 bathrooms
1 reception rooms

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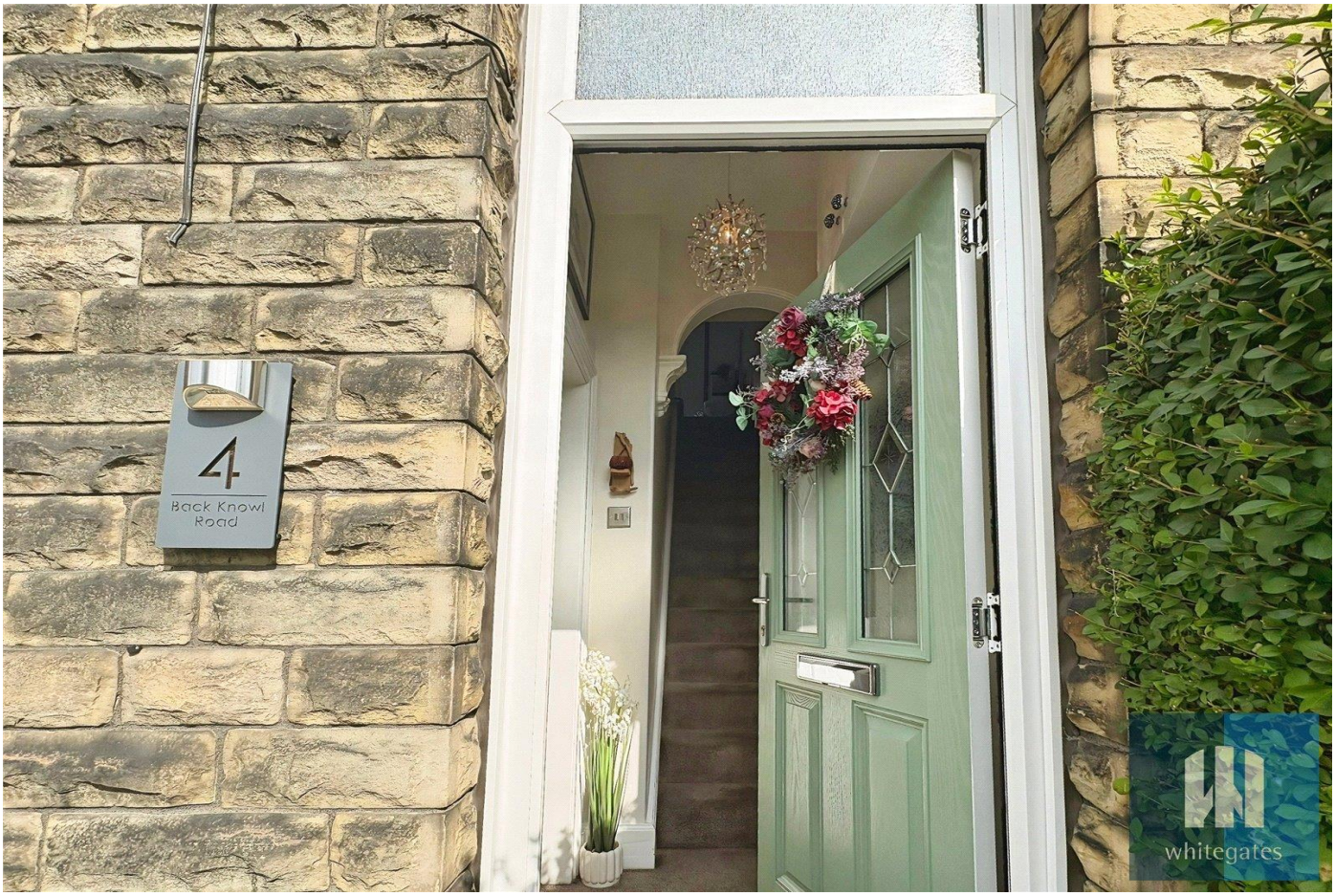
- Charming Stone-Built Terrace Home
- Perfect for First-Time Buyers
- Move-In Ready Accommodation
- Close to Mirfield Centre & Amenities
- Excellent Commuter Connections
- Private Front & Rear Gardens

Brand new to the market with the multi award-winning Whitegates Estate Agents is this beautifully presented and characterful two-bedroom terraced home, ideally situated in the highly sought-after town of Mirfield.

Perfectly positioned within walking distance of local shops, cafés, excellent schools and Mirfield train station, the property also offers superb commuter links to Leeds, Manchester and surrounding towns.

Offering stylish, move-in ready accommodation throughout, this charming home is an ideal purchase for first-time buyers, downsizers or anyone looking to enjoy all that this fantastic location has to offer.

Offering well-planned accommodation across two floors, the property comprises a spacious lounge that flows through to a well-equipped kitchen with direct access to the rear courtyard garden. Upstairs, there are two generously sized, beautifully presented bedrooms, both enjoying an abundance of natural light, alongside a modern family bathroom.







Room Descriptions

Entrance Hall

A welcoming entrance hall providing access to the spacious lounge, with stairs leading to the first-floor accommodation.

Lounge

A bright and spacious reception room featuring high ceilings and a large window that floods the space with natural light. A charming feature fireplace creates a lovely focal point, making this the perfect room to relax or entertain. Access leads directly into the kitchen.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units, offering ample storage and worktop space. Integrated appliances provide everyday convenience, while the large window allows plenty of natural light to fill the room. There is ample space for a dining table, creating a sociable kitchen/diner. A generous under-stairs pantry provides excellent additional storage and currently accommodates a freezer. A rear door gives direct access to the courtyard garden.

Bathroom

Situated at the top of the stairs, the family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Finished in neutral tones, it provides a practical space for everyday family living.



Principal Bedroom

A spacious and beautifully presented principal bedroom benefiting from two large windows that create a wonderfully bright and airy feel. Tastefully decorated with ample space for a range of bedroom furniture and additional storage.



Bedroom Two

A further generous bedroom, currently utilised as a single room but comfortably large enough to accommodate a double bed if desired. The room also benefits from a full wall of fitted wardrobes, providing excellent built-in storage.

Externally

To the front of the property is a beautifully maintained, low-maintenance garden featuring mature shrubs, decorative paving and gravelled areas, creating an attractive approach to the home. A small set of steps leads up to the front entrance.

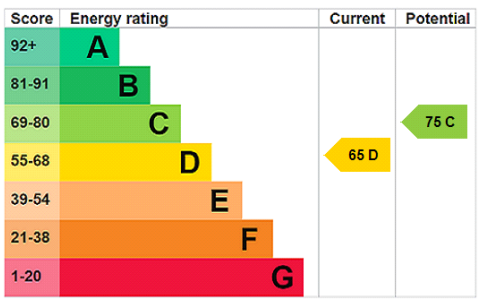
To the rear is an enclosed, low-maintenance courtyard garden with a tarmac finish, providing a pleasant space to sit out and enjoy the warmer months. The property also benefits from a useful attached outhouse, ideal for additional external storage.



On-street parking is available immediately outside the property.

Property Information

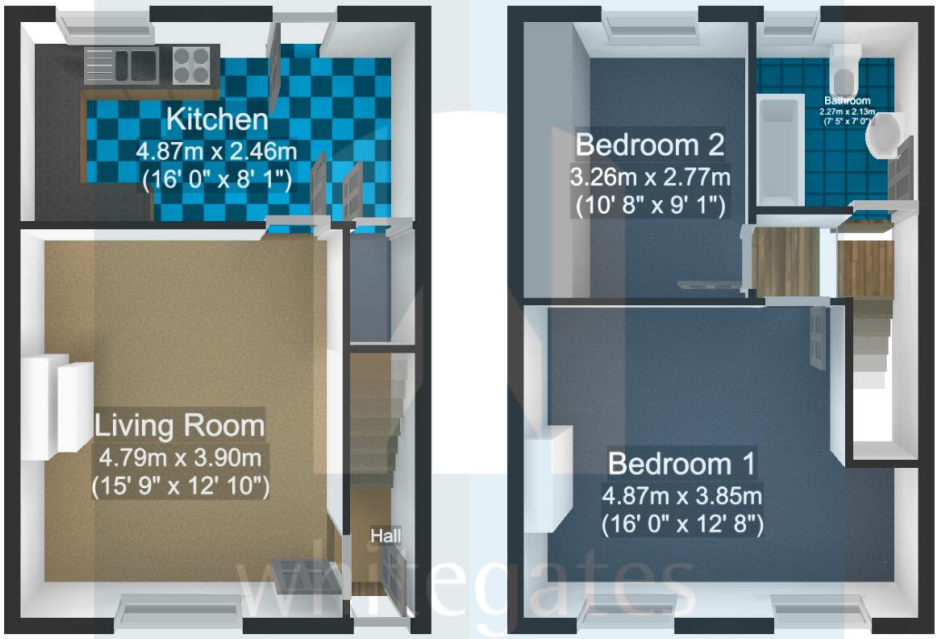
Tenure - Freehold. EPC Rating - D. Council Tax - Band B. Please note: The neighbouring properties benefit from a right of access across the rear garden.




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Ground Floor First Floor

Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman