whitegates









Beechwood Avenue, Mirfield, WF14

3 2 2 EPC C

Offers in the region of: £295,000

Freehold



Beechwood Avenue, Mirfield, WF14 9LF

3 bedrooms
2 bathrooms
2 reception rooms

Offers in the region of: £295,000

- 3 Bedrooms
- Semi-detached
- Driveway and Detached Garage
- Great Location with views
- Close by to excellent schools

Council Tax Band: C

Brand new to the market with the multi award-winning Whitegates Estate Agents is this delightful three-bedroom semi-detached family home, occupying a pleasant position within a well-established and highly regarded area of Mirfield. Conveniently located within walking distance of local amenities, highly regarded schools and Mirfield town centre, the property is perfectly suited to families, first-time buyers and those seeking excellent transport links.

Lovingly maintained over the years, the property offers spacious and versatile accommodation throughout, whilst still presenting an exciting opportunity for the next owner to modernise and personalise to their own taste. The ground floor comprises a welcoming entrance hall, a well-appointed kitchen with pantry, a spacious lounge with feature bay window and a separate dining room with sliding doors opening onto the rear garden. Pocket doors between the lounge and dining room provide flexibility for both open-plan living and more intimate spaces.

Externally, the property benefits from a generous tandem driveway providing off-road parking for multiple vehicles, a detached stone-built garage and a low-maintenance rear garden enjoying attractive views towards Knowl Park and the surrounding countryside. Early viewing is highly recommended to appreciate the space, potential and location on offer.







Hallway

A welcoming and spacious entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor.

Kitchen

A well-equipped kitchen fitted with a range of wall and base units, integrated appliances and space for a freestanding fridge freezer. A large window overlooks the rear garden, while a side door provides convenient external access. The room also benefits from a generous pantry with natural light and a serving hatch connecting to the dining room.

Dining Room

A bright and spacious dining room positioned just off the kitchen, offering plenty of space for family meals and entertaining. Sliding patio doors provide direct access to the rear garden, while pocket doors connect seamlessly to the lounge.

Lounge

A generous reception room featuring a large bay window that fills the space with natural light. A feature fireplace creates an attractive focal point, whilst the pocket doors offer the option of open-plan living or a more cosy and private atmosphere.

Separate WC

A separate WC provides added convenience for busy family life.

Bathroom

A bright family bathroom fitted with a bath and wash hand basin, complete with a shower over the bath. A useful storage cupboard houses the boiler and provides additional storage space.

Bedroom One

A spacious double bedroom positioned to the rear of the property, enjoying lovely views over the garden and towards Knowl Park beyond. There is ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A generous double bedroom located at the front of the property. The room benefits from a built-in storage cupboard and offers plenty of space for further furniture.

Bedroom Three

A well-proportioned single bedroom with built-in storage over the bulkhead. Ideal as a child's bedroom, nursery, dressing room or home office.

Externally

To the front of the property is a generous tandem driveway providing off-road parking for multiple vehicles, alongside a low-maintenance gravelled frontage.

To the rear is a private and enclosed paved garden designed for easy maintenance and outdoor enjoyment. The garden enjoys pleasant views towards Knowl Park and the surrounding countryside, creating a wonderful space to relax, entertain and enjoy the outdoors. A detached stone-built single garage provides excellent additional storage or secure parking.

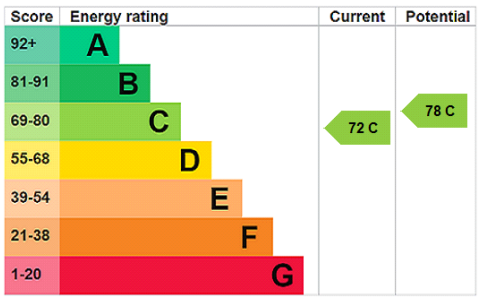
Property Information

Freehold. FTTC (Fibre to the Cabinet). Mains Gas & Electricity. Council Tax band C.





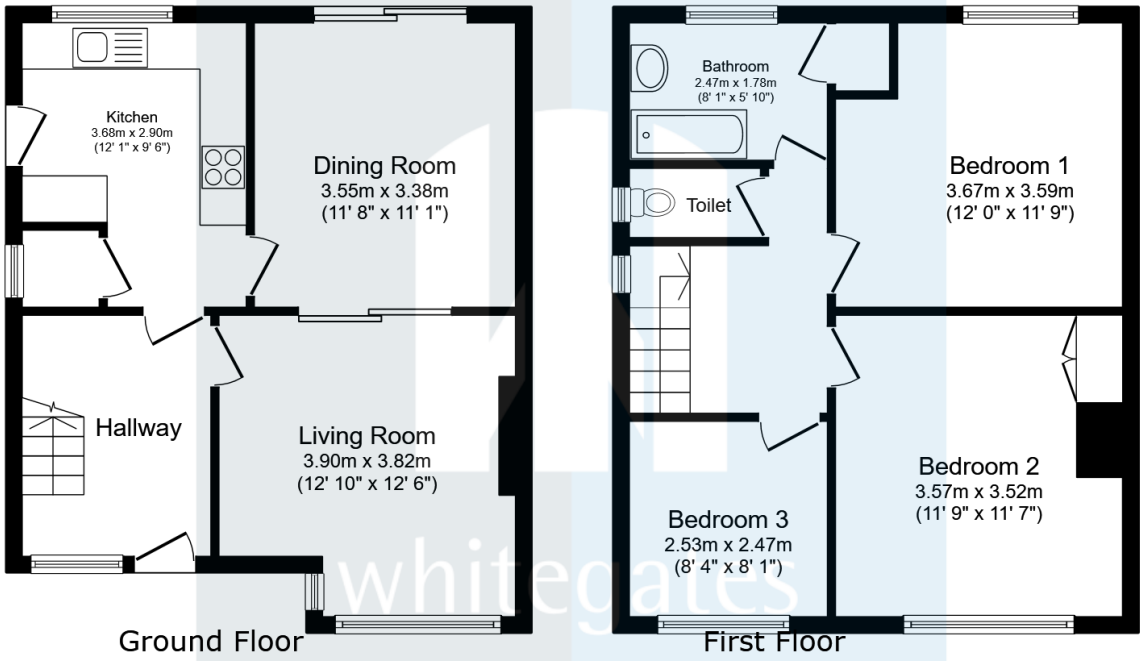





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Mirfield



Total floor area: 95.0 sq.m. (1,022 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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