



Hirst Street, Mirfield, WF14



Asking Price: £115,000

Leasehold

whitegates



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2 bedrooms

1 bathroom

1 reception rooms

- Walking Distance Town Centre
- Two Bedrooms
- Open-Plan Living
- Ideal Investment
- Excellent Transport Links

Council Tax Band: A

Vacant and being sold with no vendor chain

New to the market with multi award-winning Whitegates Estate Agents is this charming stone-built two bedroom end terrace, ideally situated in the popular and convenient location of Mirfield.

Perfectly positioned within walking distance of Mirfield town centre, the property offers excellent access to a range of local amenities, including shops, cafés, restaurants and everyday conveniences. Mirfield also benefits from excellent transport links, making this an ideal location for commuters and those looking to enjoy everything the surrounding area has to offer.

The property would make an excellent first-time purchase, offering a great opportunity for buyers looking to take their first step onto the property ladder. It could also prove an attractive proposition for landlords and investors looking to expand their rental



portfolio, with strong potential for rental demand in the area.

Internally, the accommodation is well presented throughout and offers a practical layout comprising an open-plan living/kitchen area to the ground floor, with two bedrooms and a family bathroom to the first floor.

Open Plan Lounge/Kitchen

14'8" x 12'11" (4.47m x 3.94m)

Upon entering the property, you are welcomed into a lovely open-plan living and kitchen space, creating a bright and sociable area that is perfect for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, providing ample storage, along with an integrated oven and electric hob. There is also space for additional white goods.

The living area benefits from a large window allowing plenty of natural light to flood into the room, while a characterful tiled feature chimney breast adds an attractive focal point and enhances the charm of this stone-built property.

Landing

Access to bedrooms and bathroom, useful over bulkhead storage.

Bedroom 1

A good-sized double bedroom featuring a large window which allows plenty of natural light into the room. The neutral décor provides a blank canvas for the new owner to personalise and add their own style.

Bedroom 2

A well-proportioned single bedroom, benefitting again from neutral decoration. This room would make an ideal child's bedroom, home office, dressing room or

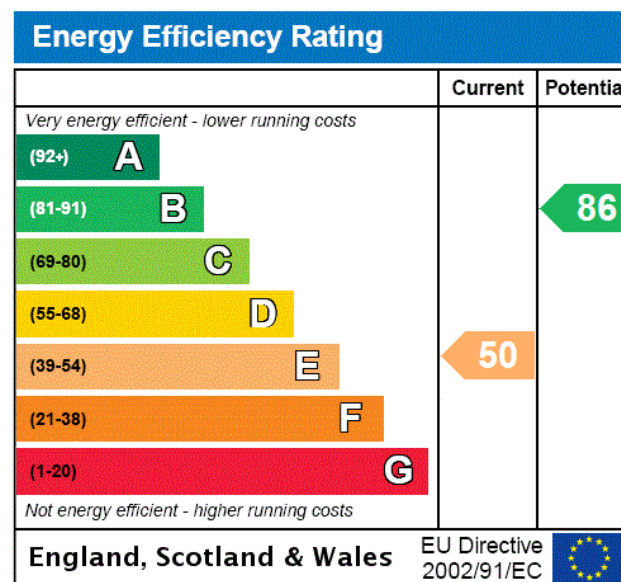
occasional guest room, depending on the new owner's requirements.

Bathroom

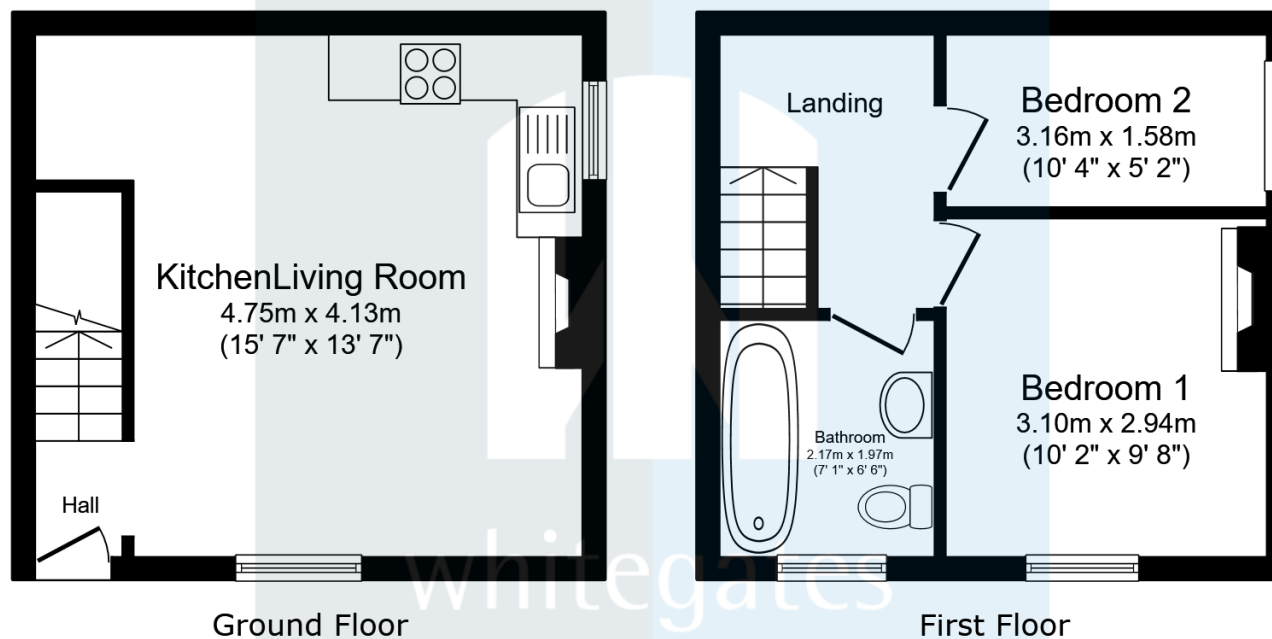
The property benefits from a good-sized family bathroom, fitted with a three-piece suite comprising a bath with shower over, WC and hand wash basin.

Property Information

On street parking. Leasehold (839 years remaining).
Mains gas central heating. Council tax band A.



Mirfield



Total floor area: 47.9 sq.m. (516 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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