whitegates

Beech Street, Mirfield, WF14

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Asking Price: £100,000

Freehold

Beech Street, Mirfield, WF14 9AE

2 bedrooms
1 bathroom
1 reception room

Asking Price: £100,000

- Two-bedrooms
- Investment Opportunity
- Tenant in situ
- Central Mirfield location
- Low-maintenance garden

Council Tax Band: A

Investment Opportunity – Sold with Tenant in Situ

Multi award-winning Whitegates Estate Agents are delighted to present this well-positioned two-bedroom terraced property, tucked away in the heart of Mirfield Town Centre. Offered for sale with a tenant in situ, the property presents an excellent opportunity for investors seeking an established rental investment.

The accommodation is arranged over two floors and briefly comprises an entrance hallway leading into a comfortable living/dining room, a separate kitchen with access to the cellar, two bedrooms and a family bathroom. Externally, the property benefits from front access and a low-maintenance yard.

Entrance Hall

The property opens into a hallway providing access to the ground-floor accommodation, with a stairwell leading to the first floor.

Living/Dining Room

A welcoming and well-proportioned reception room featuring dual-aspect windows, allowing plenty of natural light to flow into the space. A fireplace provides an attractive focal point and adds a cosy feel.

Kitchen

Positioned to the rear of the property, the kitchen is compact yet practical, fitted with a range of wall and base units together with space for freestanding appliances. A doorway provides access to the cellar, offering useful additional storage.

First Floor Landing

A bright landing area with a large window providing plenty of natural light. The landing gives access to both bedrooms, the family bathroom and a useful storage cupboard.

Bathroom

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

Bedroom One

A well-proportioned double bedroom featuring a large window and ample space for additional freestanding furniture.

Bedroom Two

A good-sized single bedroom with a large front-facing window. The versatile space would be ideal as a single bedroom, nursery, home office or study.

Externals

The property benefits from front access and a low-maintenance yard, providing a practical outdoor space with minimal upkeep.

Property Information

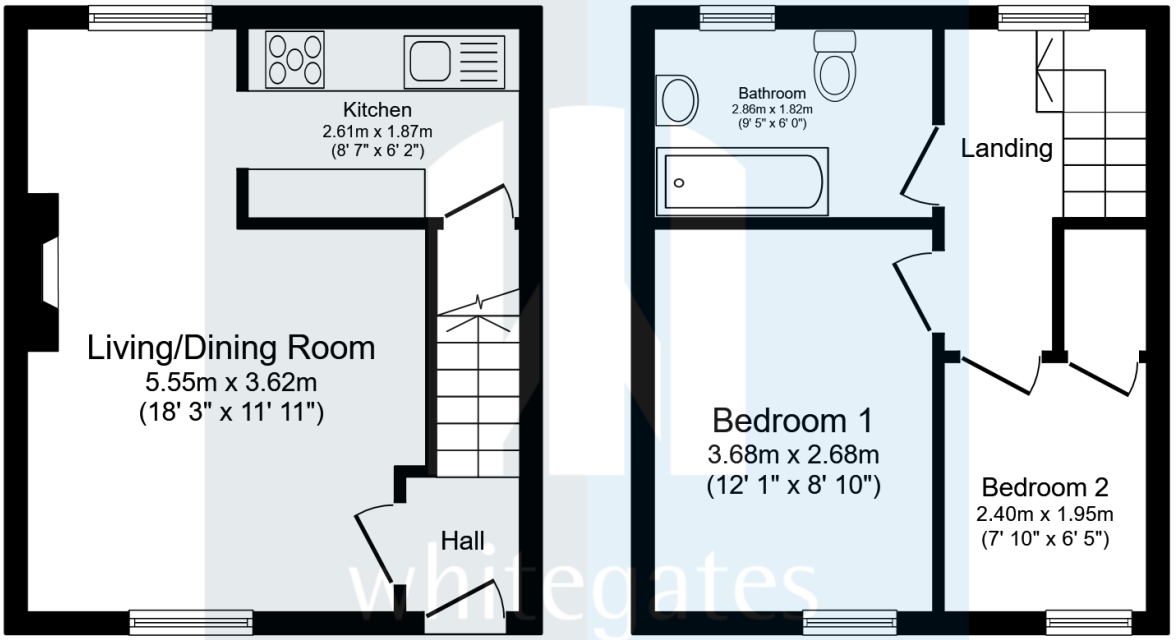
Sold with tenant in situ, this property offers an attractive opportunity for landlords looking to add a conveniently located rental property to their portfolio. Its position in the heart of Mirfield Town Centre provides easy access to local amenities, shops, transport links and other facilities.

Tenure: Freehold

Council Tax Band: A

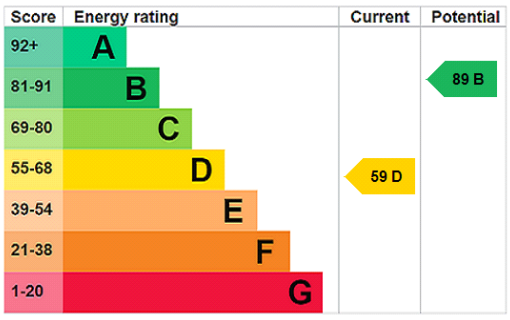
Mains Gas Central Heating

Mirfield



Total floor area: 53.0 sq.m. (570 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