whitegates









Waste Lane, Mirfield, WF14

4 | 1 | 4 | EPC E

Asking Price: £495,000

Leasehold



Waste Lane,
Mirfield, WF14 8PA

4 bedrooms
1 bathroom
1 WC
4 reception rooms

Asking Price: £495,000

- Substantial property with excellent potential
- Four bedrooms, three doubles
- Four reception rooms
- Spacious conservatory and large utility room
- Four-piece bathroom and substantial cellar/playroom
- Gated garden and extensive off-street parking

Council Tax Band: E

The multi award-winning Whitegates Estate Agents are delighted to present this impressive four-bedroom link-detached period property, ideally situated in the sought-after town of Mirfield. Rich in character and offering exceptionally spacious accommodation, this is a rare opportunity to acquire a substantial family home with enormous potential.

Lovingly owned by the same family for many years, the property is now ready for its next chapter, offering buyers the exciting opportunity to restore, modernise and personalise a home with fantastic proportions. Equally appealing to those seeking a spacious family residence or buyers exploring alternative development possibilities, subject to the necessary planning permissions, the property also benefits from extensive off-street parking for multiple vehicles.

Conveniently positioned close to Mirfield town centre, the property enjoys easy access to a fantastic selection of local shops, bars, restaurants and everyday amenities. Mirfield railway station is also nearby, providing direct rail links to Leeds, Manchester and London, making this an excellent location for commuters and families alike.

Upon arrival, the property boasts an attractive frontage, with a gated front garden featuring a lawn and established shrubs. A centrally positioned entrance door opens into a grand hallway, setting the tone for the generous accommodation throughout. From here, there is access to two front-facing







reception rooms, alongside a staircase leading to the first floor and access to a substantial cellar, offering further useful space and potential.

The ground floor continues to impress with a spacious conservatory, a separate dining room, a downstairs WC, a characterful kitchen, a rear entrance hall and a large utility room. The versatile layout offers plenty of scope for modern family living, entertaining and creating bespoke spaces to suit individual needs.

To the first floor are three generously proportioned double bedrooms, a fourth bedroom ideal for use as a single room, nursery or home office, and a spacious family bathroom fitted with a four-piece suite. The front-facing aspect also enjoys a pleasant outlook across the nearby park.

Offering an abundance of space, period charm and exciting potential, this substantial Mirfield property presents a fantastic opportunity for buyers looking to create a truly special home in a highly convenient location.

An internal viewing is highly recommended to appreciate the scale, versatility and potential this property has to offer.

Entrance Hallway

Grand entrance hallway with staircase to the first floor and access to the reception rooms and cellar.

Lounge- Spacious front-facing reception room offering excellent proportions and scope to modernise.

Second Reception Room

A further generous front-facing reception room, ideal as a sitting room or family room.

Dining Room

Separate dining room providing an ideal space for family meals and entertaining.

Kitchen

Characterful kitchen with scope for refurbishment and redesign to suit modern living.

Conservatory

Spacious conservatory offering versatile additional living or entertaining space.

Rear Entrance Hall

Practical rear hallway providing access between the kitchen and utility areas.

Utility Room

Large utility room offering excellent space for laundry appliances and household storage.

Downstairs WC

Convenient ground-floor WC.

Cellar/ Play Room

Previously used as a playroom, this substantial cellar/lower ground floor room offers versatile additional space, ideal for storage, a home office, playroom or hobby room.

First Floor Landing

Spacious landing providing access to all four bedrooms and the family bathroom.

Bedroom One

Generously proportioned double bedroom with excellent potential to personalise.

Bedroom Two

Spacious double bedroom offering comfortable accommodation and room for furnishings.

Bedroom Three

Further well-sized double bedroom, ideal for family members or guests.

Bedroom Four

Versatile single bedroom, suitable as a nursery or home office.

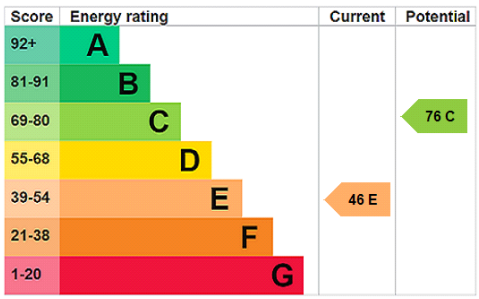
Family Bathroom

Large family bathroom fitted with a four-piece suite comprising bath, separate shower, wash basin and WC.







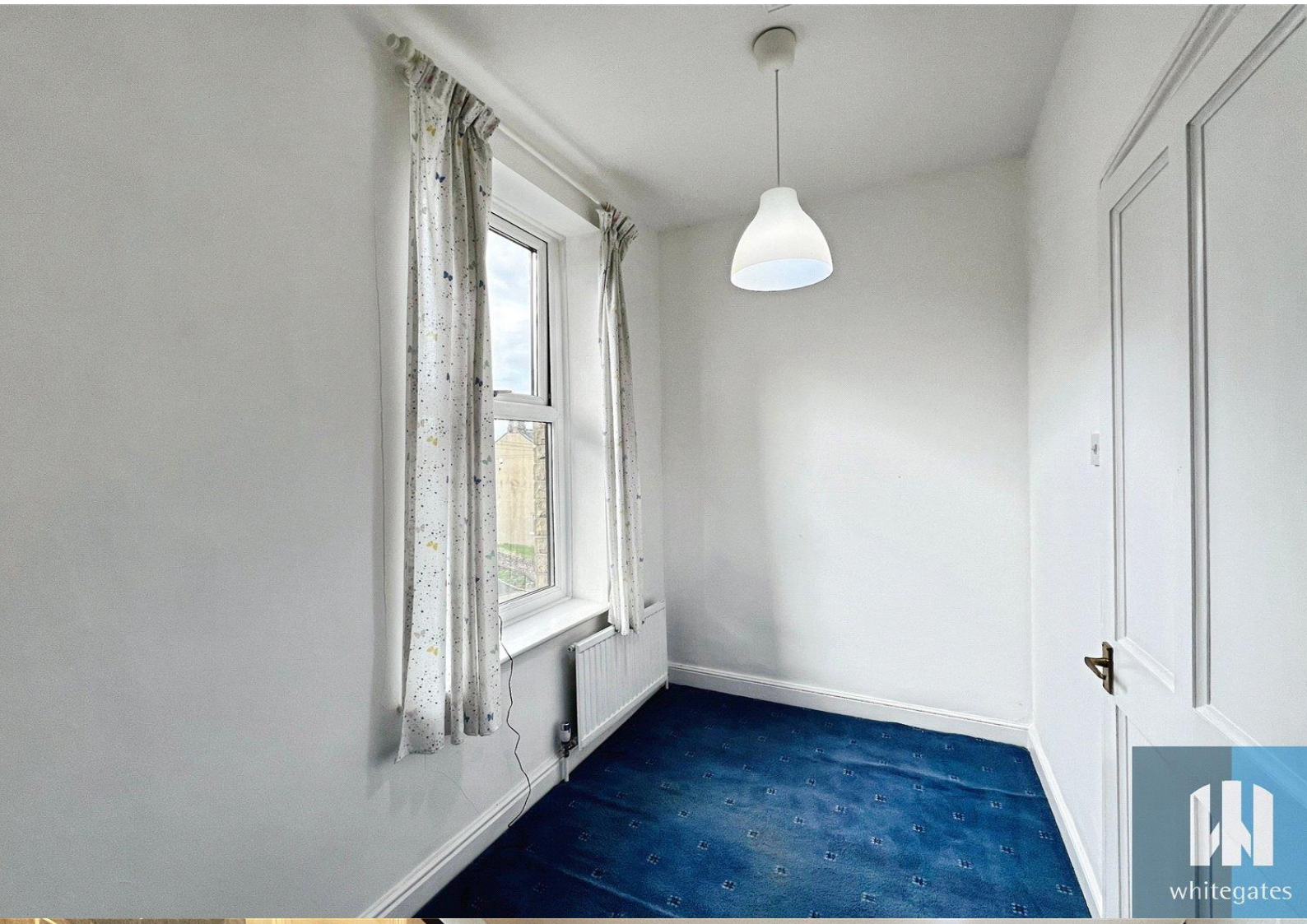


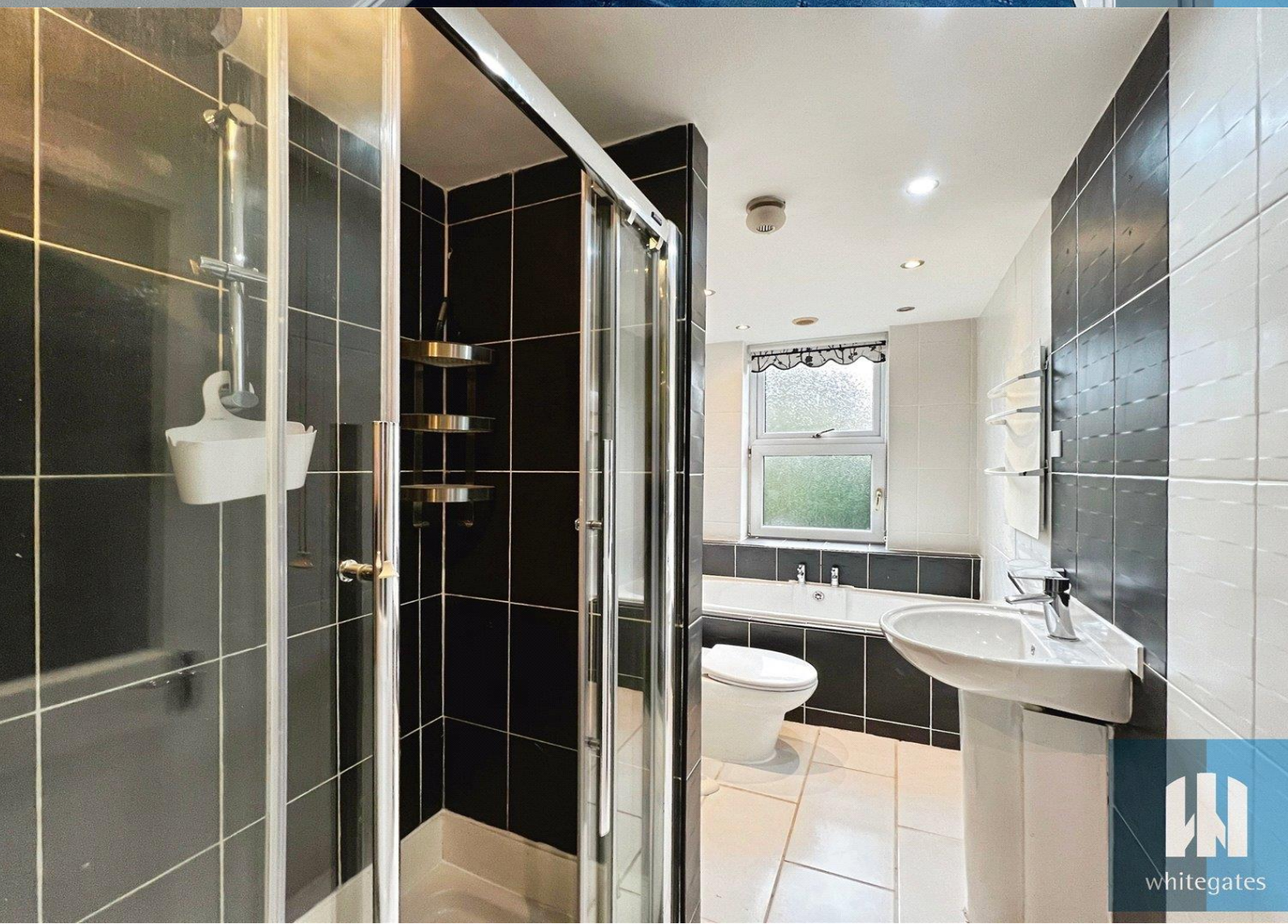












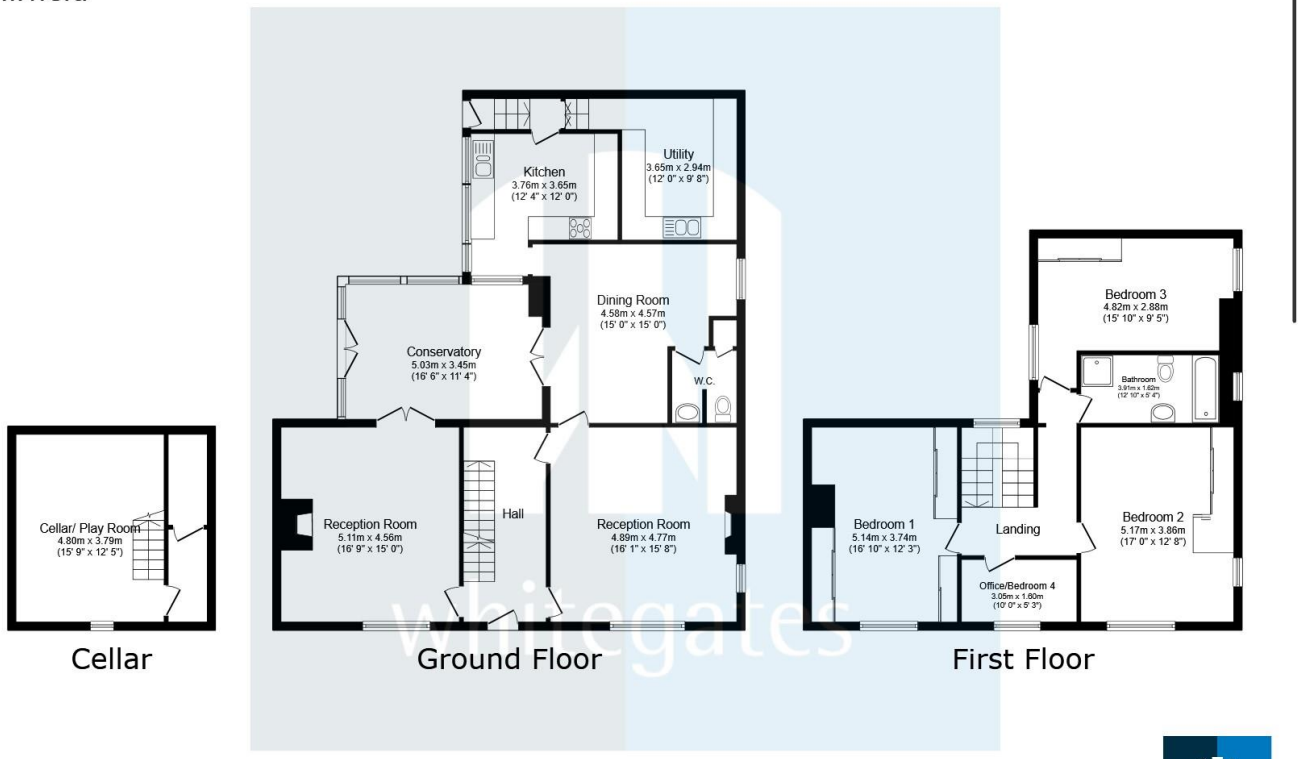

19
19
Pond View







Mirfield



Total floor area: 228.2 sq.m. (2,456 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