whitegates









Sunny Bank Road, Mirfield, WF14

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Offers in the region of: £200,000

Freehold



Sunny Bank Road, Mirfield, WF14 0NL

2 bedrooms
1 bathroom
1 reception room

Offers in the region of: £200,000

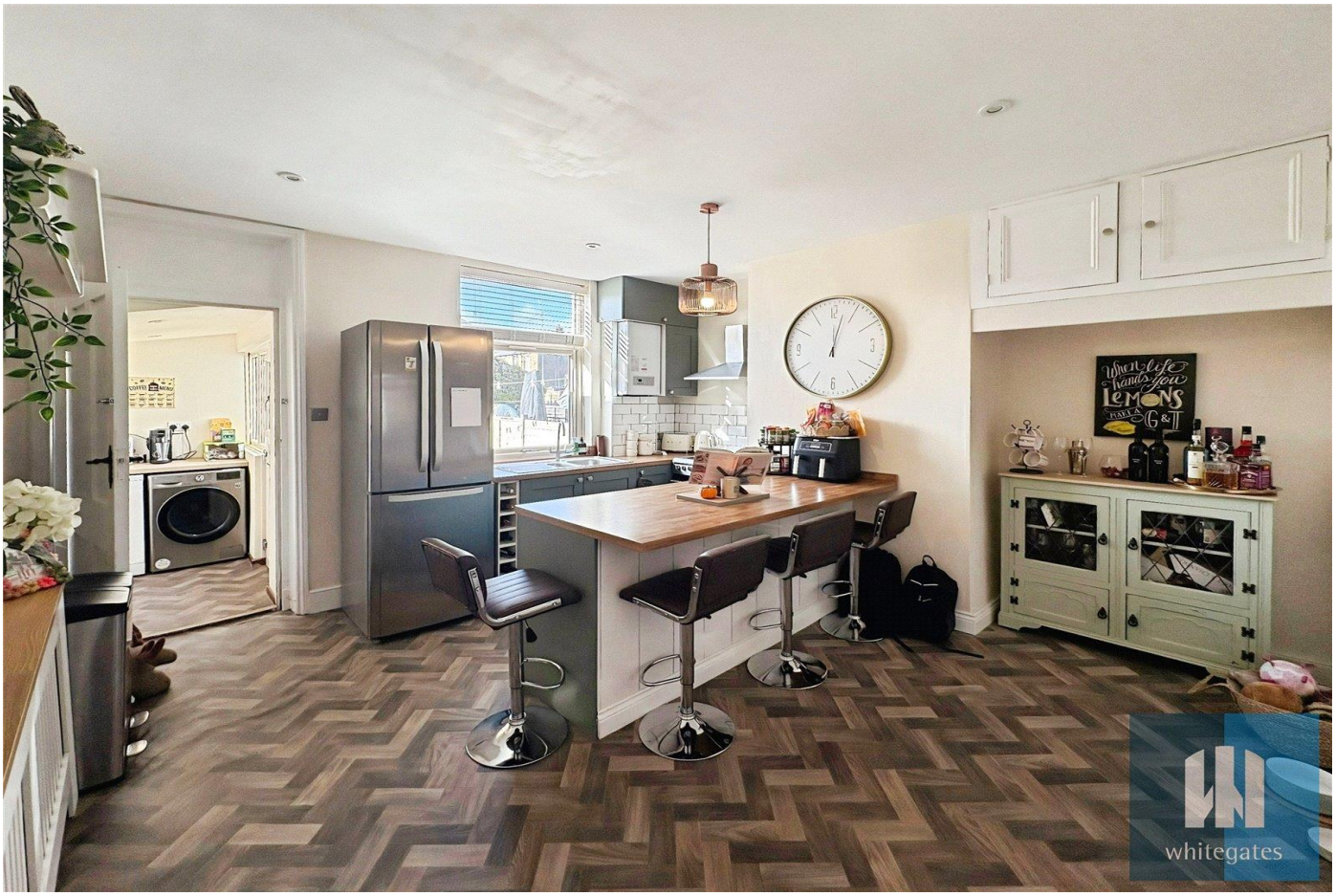
- Ideal first-time buyer opportunity
- Characterful two-bedroom home
- Cosy lounge with feature fireplace
- Kitchen diner with separate utility
- Enclosed garden with decking and pergola
- Off-street parking and convenient location

Council Tax Band: A

New to the market with Whitegates is this charming two-bedroom end-of-terrace property, ideally positioned in a popular and convenient location in Mirfield. Full of character and individual charm throughout, this delightful home offers a lovely blend of traditional features and practical modern-day living, making it an appealing purchase for first-time buyers, couples and those looking to downsize. With attractive outdoor space, off-street parking and generously proportioned accommodation, this property has plenty to offer and is sure to attract interest.

Externally, the property benefits from a welcoming frontage with off-street parking for one vehicle, an excellent addition for any buyer, particularly given the property's convenient position close to local amenities and well-connected commuting routes. The location provides ease of access to surrounding towns and transport links, making it a great choice for those who need to travel for work.

To the rear, there is a lovely enclosed garden offering a good degree of privacy and providing an ideal space to enjoy during the warmer months. The garden has been thoughtfully arranged with artificial lawn and a raised decking area, creating a lovely combination of outdoor space for both relaxing and





entertaining. A particularly attractive feature is the beautiful pergola, providing a sheltered seating area and a lovely focal point to the garden. There is also an attached shed, offering useful additional storage for garden equipment and outdoor essentials.

Internally, the property continues to impress with its characterful feel and well-arranged accommodation. The entrance leads through to a welcoming front-facing lounge, a lovely reception space featuring an attractive fireplace which adds warmth, character and a real sense of charm to the room. The layout provides a comfortable setting for everyday living, with plenty of potential to create a cosy and inviting space.



Moving through the property is the kitchen diner, offering a practical arrangement with space for both cooking and dining. This provides a sociable area for everyday meals and entertaining, while the separate utility room offers valuable additional practicality, with access leading directly out to the rear garden. Further adding to the property's appeal is a useful cellar, providing excellent additional storage space and helping to keep the main living accommodation clutter-free.

To the first floor, the landing provides access to two well-proportioned bedrooms and the house bathroom. The principal bedroom is positioned to the front of the property and is particularly spacious, benefiting from two windows which allow an abundance of natural light to fill the room, creating a bright and airy atmosphere. The second bedroom is rear-facing and benefits from a fitted wardrobe, providing useful built-in storage while making the most of the available floor space.



The house bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin and WC, offering a practical arrangement for everyday family living.

Overall, this is a lovely characterful home in a fantastic Mirfield location, offering off-street parking, an attractive enclosed rear garden and versatile accommodation, all complemented by the charm and individuality found throughout. Ideally suited to a range of buyers, this is a property that really needs to be viewed to be fully appreciated.



Early viewing is highly recommended.

Entrance Hall

Welcoming entrance providing access to the main living accommodation.

Lounge

A cosy front-facing reception room featuring an attractive fireplace and plenty of character.

Kitchen Diner

A practical kitchen diner offering space for cooking and dining, with access to the adjoining utility room.



Cellar

Useful additional storage space.

First Floor Landing

Providing access to both bedrooms and the house bathroom.

Main Bedroom

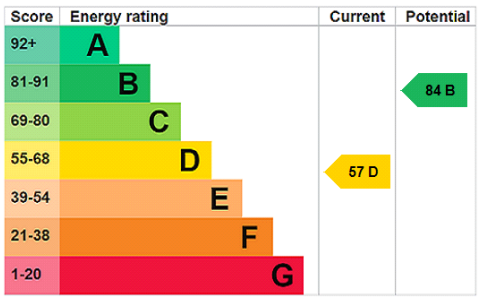
A spacious front-facing double bedroom with two windows allowing plenty of natural light.

Bedroom Two

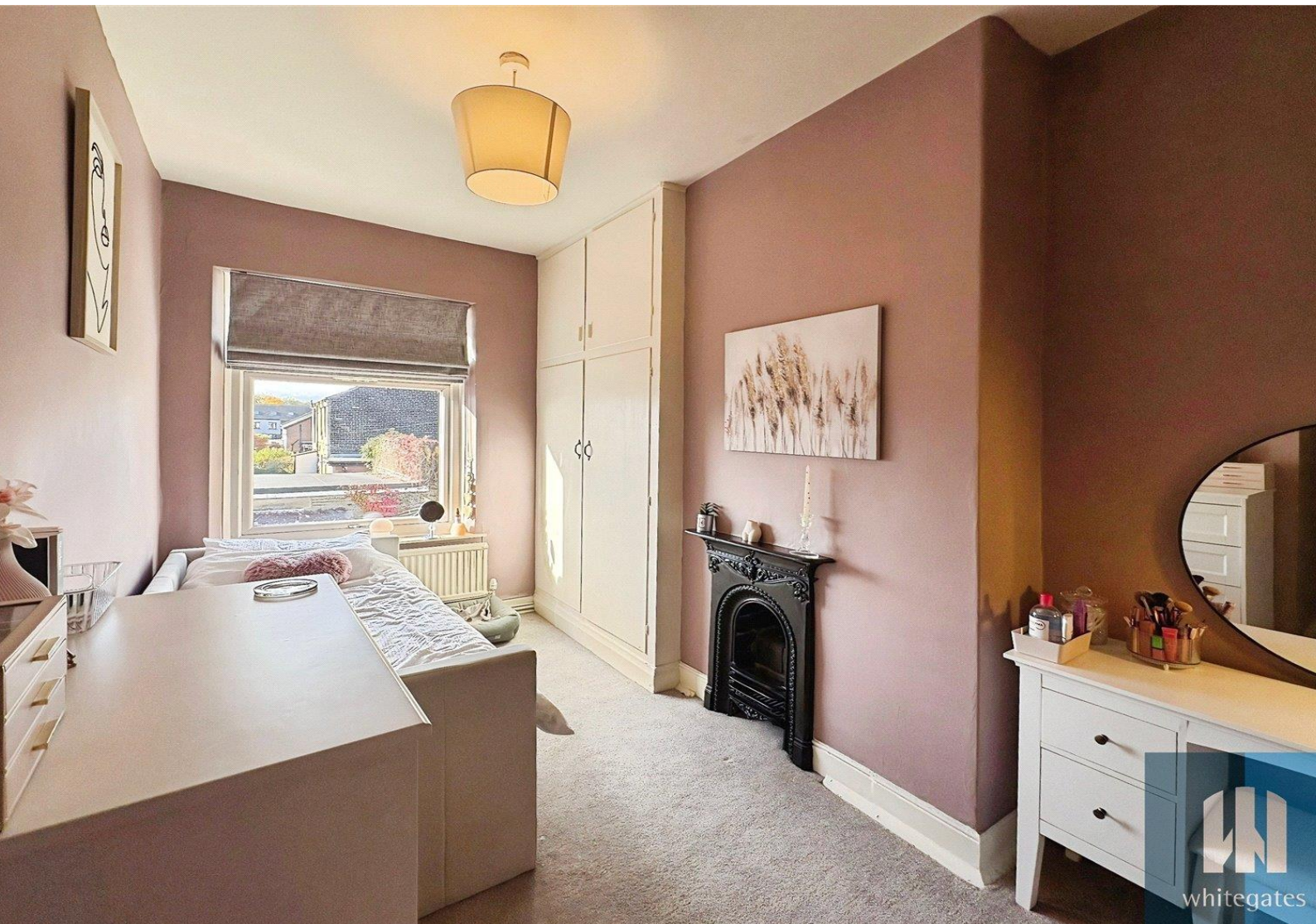
A well-proportioned rear-facing bedroom benefiting from a fitted wardrobe.

Main Bathroom

Fitted with a three-piece suite comprising bath with shower over, wash basin and WC.








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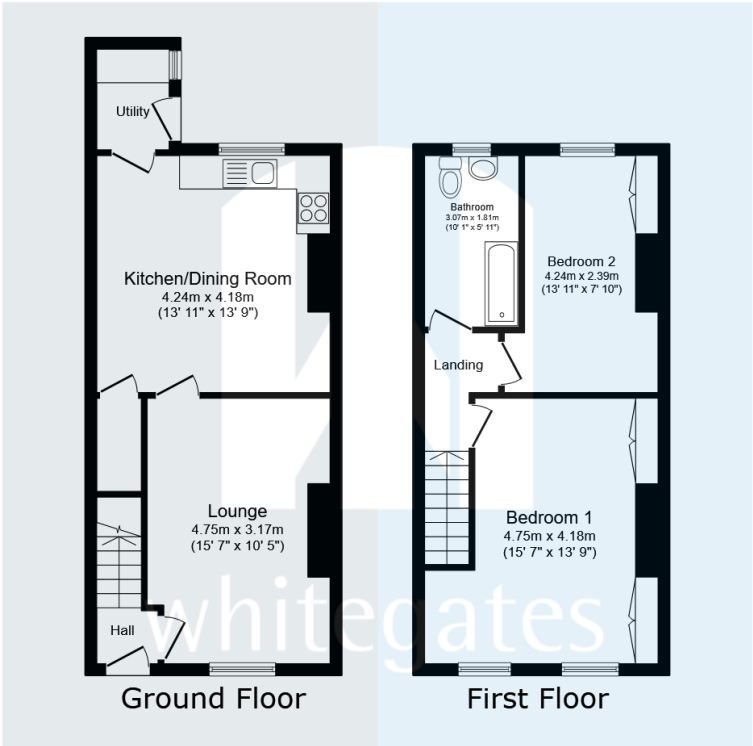

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Mirfield



Total floor area: 78.5 sq.m. (845 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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