whitegates









Old Bank Road, Mirfield, WF14

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Offers in the region of: £160,000

Freehold



Old Bank Road, Mirfield, WF14 0HS

3 bedrooms
1 bathroom
1 reception room

Offers in the region of: £160,000

- Deceptively Spacious Three Bedrooms
- Recently Redecorated Throughout
- Generous Kitchen/Diner
- Useful Cellar Storage
- Sought-After Mirfield Location

Council Tax Band: A

Multi Award Winning Whitegates Estate Agents are delighted to present this deceptively spacious three-bedroom terraced property, ideally situated in the highly sought-after area of Mirfield. With well-regarded schools, public transport links, shops, bars and cafes all close by, this home offers convenience right on your doorstep.

Recently redecorated throughout, the property is an excellent opportunity for first-time buyers, growing families or those looking to downsize. Offering a fresh, neutral finish throughout, it provides the perfect blank canvas for the next owner to make their own.

From the street, a gated entrance leads into a private, low-maintenance front garden. Upon entering the property, you are welcomed into an entrance hallway with access to the living room and stairs leading to the first floor. The spacious living room flows through an attractive squared archway into the generous kitchen/diner, creating a sociable space with the option to separate the two rooms if desired. The kitchen features updated cabinetry, a brand-new oven, ample wall and base units and space for appliances. A useful cellar can be accessed from the kitchen, while a rear door leads out to a shared courtyard and pathway onto James Street, where on-street parking is available.

To the first floor are two well-proportioned double bedrooms, a third bedroom ideal for a variety of uses,







and a spacious family bathroom fitted with a three-piece suite.

With its generous proportions, fresh decor and convenient location, this property has plenty to offer. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance

Welcoming entrance providing access to the ground-floor accommodation.

Lounge

A spacious, front-facing reception room featuring a large window that floods the space with natural light. The squared archway opens through to the kitchen/diner, creating a lovely flow between the two rooms.

Kitchen Diner

A generously sized kitchen/diner with ample room for a dining table and chairs. There is an excellent range of wall and base units, including housing for the boiler, alongside a gas hob, brand-new oven and space and plumbing for additional appliances. A doorway provides access to the cellar, while a rear door leads directly out to the shared courtyard.

Cellar

Useful additional storage space, suitable for storage purposes only.

First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One

A bright and inviting front-facing double bedroom, offering plenty of space for bedroom furniture.

Bedroom Two

A well-proportioned double bedroom positioned to the rear of the property, providing a comfortable and versatile space.

Bedroom Three

The smallest of the three bedrooms, this versatile room would make an ideal nursery, home office or dressing room. The space above the stair bulkhead also offers potential for useful built-in storage.

Bathroom

A bright, spacious family bathroom fitted with a three-piece suite comprising a WC, hand basin and bath with shower over, complemented by a glass shower screen.

External

To the front is a gated, low-maintenance garden featuring a paved pathway, patio area and gravelled section with scope for further landscaping or personalisation. To the rear, a shared pathway provides access for neighbouring properties from James Street, with space currently allocated for the property's bins.

Property Information

Freehold.

On-street parking.

FTTP (Fibre to the Premises).

Mains Gas central heating.

Council Tax band A.



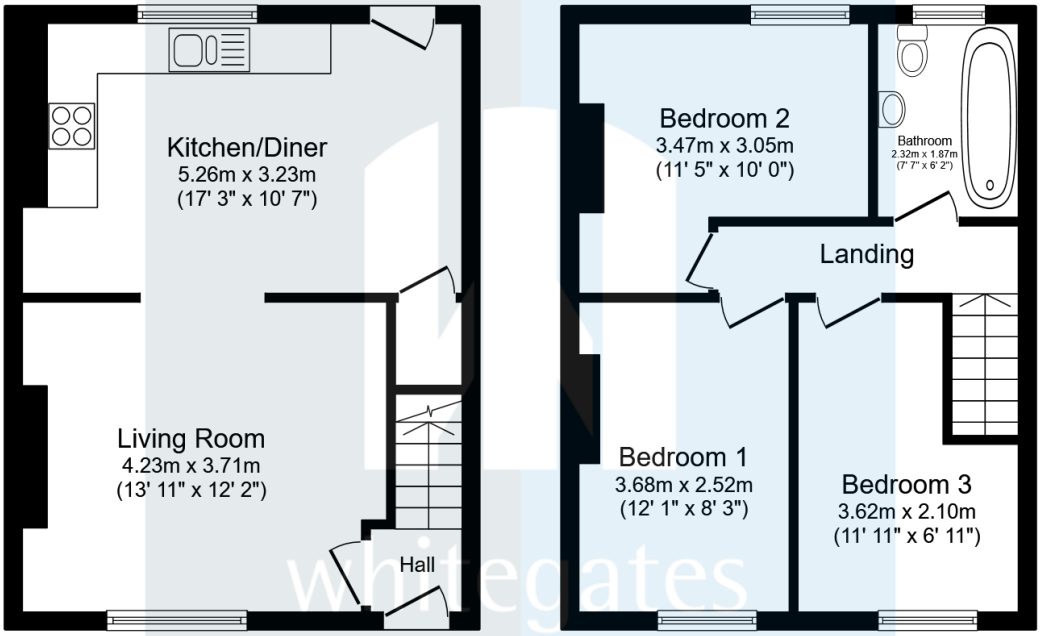








Mirfield



Total floor area: 74.1 sq.m. (797 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