



## 24 Quarryfields

, Mirfield, WF14 0NT

£195,000



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\*\*\*THREE BEDROOM MID TERRACE\*\*\*IDEAL YOUNG FAMILY HOME\*\*\*MIRFIELD\*\*\*

Located in the popular residential are of Mirfield is this well kept young family home that benefits from off road parking & lovely well established garden to the rear. Accommodation which comprises of; entrance hallway, kitchen, lounge diner, 3 x first floor bedrooms and a house bathroom.

\*\*\*\*\*NOT TO BE MISSED! Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

Laminate wooden flooring, stairs to first floor accommodation with under stairs storage cupboard and radiator.

## Kitchen

7'5" x 8'7" (2.26m" x 2.62m")

A range of kitchen wall and base units with built in oven, hob and extractor fan over. Stainless steel sink unit set into worktop and plumbing for automatic washing machine. Matching flooring from the hallway.

## Lounge Diner

17'4" max x 15'11 max (5.28m" max x 4.85m max )

Gas fire, two x radiators and sliding patio doors leading out to rear garden.

## Landing

Access to the loft space via a pull down ladder which has been partially boarded for extra storage.

## Double Bedroom 1

12'4" x 8'9" (3.76m" x 2.67m")

Radiator

## Double bedroom 2

13'3" x 8'9" (4.04m" x 2.67m")

Built in wardrobes and radiator.

## Single bedroom 3

8'2" x 5'8" (2.49m" x 1.73m")

Radiator.

## House Bathroom

6'8" x 5'8" (2.03m" x 1.73m")

3 piece white suite which consists of a low flush wc, pedestal wash hand basin and a panelled bath with shower over. Fully tiled and radiator.

## Exterior

Gardens to the front and rear with the rear being a good sized with off road parking at the bottom.



