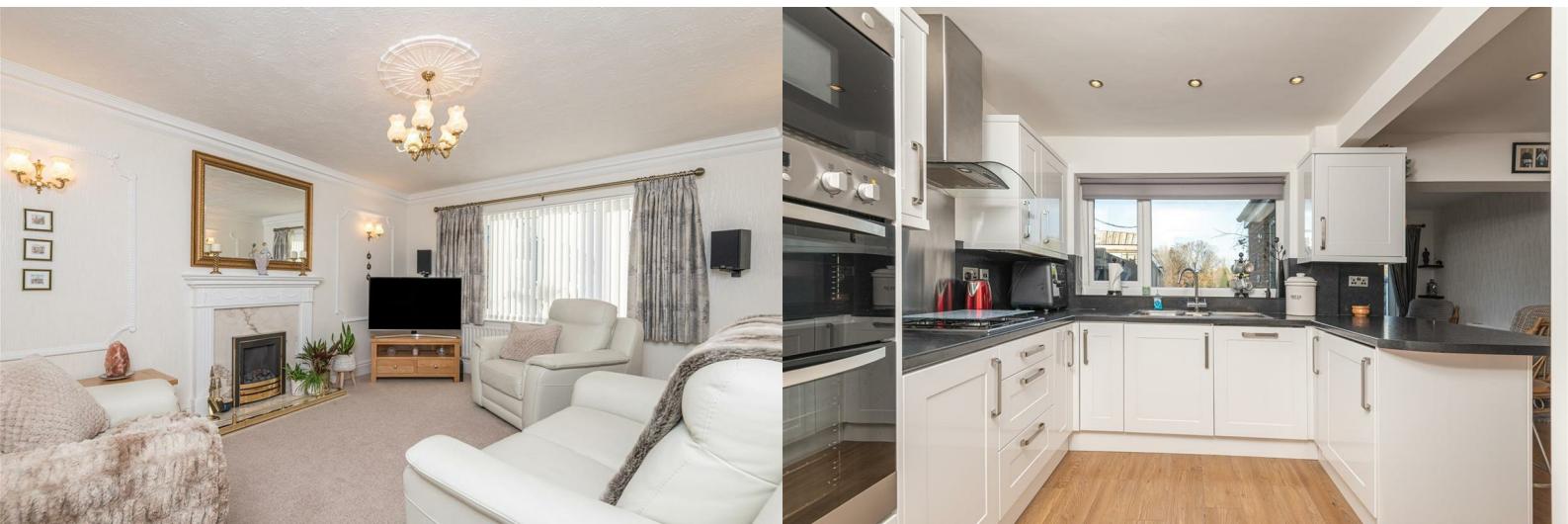




26D Savile Place

, Mirfield, WF14 0AH

£299,500



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THREE BEDROOM EXTENDED SEMI DETACHEDIDEAL FAMILY HOME**SOUGHT AFTER LOCATION**

Modern good sized family home in Mirfield. This property benefits from having a single storey rear extension, large landscaped garden and ample off road parking & garage. Accommodation comprises of; entrance hallway, lounge, kitchen diner, sitting room, three first floor bedrooms, shower room and WC. NOT TO BE MISSED!!
*****Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing*****

Entrance Hallway

Stairs leading to first floor, under stairs storage cupboard and radiator.

Lounge

15'2" x 12'2" (4.62m" x 3.66m")

Gas fire with marble inset hearth and surround, wall lighting and radiator.

Kitchen

9'3" x 8'1" (2.82m" x 2.46m")

Modern fitted kitchen units with integrated double oven, microwave, hob, extractor hood, auto washer, dish washer and a fridge freezer. Breakfast bar, laminate wooden flooring, inset spot lighting and radiator.

Dining Area / Sitting Room

20'1" x 9'9" (6.12m" x 2.97m")

Laminate wooden flooring, inset spot lighting, radiator. French and single door access to the rear of the property.

Landing

Access to loft space via a pull down ladder and ideal for storage.

Double Bedroom One

13'9" x 10'11 (4.19m" x 3.33m")

Fitted bedroom furniture, radiator.

Double Bedroom Two

10'8" x 10'4" (3.25m" x 3.15m")

Laminate wooden flooring and radiator.

Single Bedroom Three

7'9" x 9'9" (2.36m" x 2.97m")

Built in cupboard and radiator.

Shower Room

5'4" x 7'7" (1.63m" x 2.31m")

Two piece white suite which consists of a wash hand basin into vanity unit and a walk in shower cubicle. Fully tiled, heated towel rail and inset spot lighting. Airing cupboard housing boiler.

WC

A low flush wc, fully tiled and inset spot lighting.

Exterior

Ample off road parking to front and side which leads to a larger than normal single garage with power, light and fixed work bench. A large rear garden with patio areas, lawned and is enclosed and mostly private.



Road Map



Hybrid Map



Terrain Map

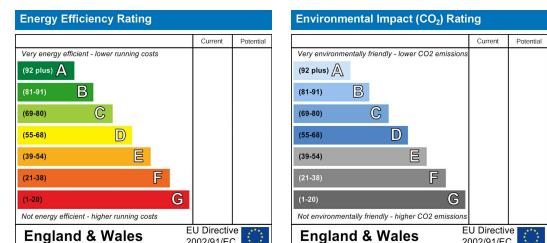


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.