



## 26D Savile Place

, Mirfield, WF14 0AH

£299,500



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**\*\*THREE BEDROOM EXTENDED SEMI DETACHED\*\*IDEAL 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 12'22" (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

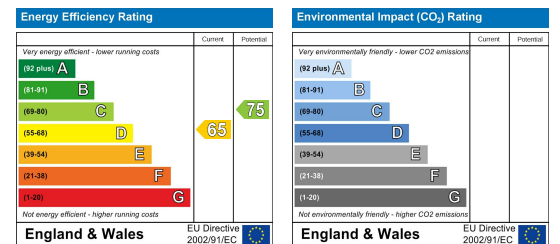


## Floor Plan

## 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



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