YORKSHIRE'S
FINEST
HOMES COLLECTION

Cheviot Way, Mirfield

Offers In The Region Of

£495,000

- Spacious four-bedroom family home with well-proportioned accommodation throughout
- Large lounge with feature fireplace and separate stylish dining room
- Principal bedroom with en-suite .
- Second bedroom with en-suite shower room
- Beautiful rear garden, driveway and detached single garage
- Excellent location close to sought-after schools and convenient motorway links

A fantastic and spacious four-bedroom family home offering well-proportioned accommodation throughout, including a large lounge, stylish kitchen, separate dining room, downstairs WC, principal bedroom with en-suite, second bedroom with en-suite, two further bedrooms and a family bathroom. Externally the property enjoys a lovely garden, driveway and detached single garage. Ideally positioned close to highly regarded schools, Mirfield town centre and its range of amenities, with Mirfield train station and excellent motorway links also within easy reach.

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Entrance Hall

An impressive and welcoming entrance hall with a wide staircase rising to the first floor. Elegant glazed double doors lead through to the main lounge, with further access to the dining room, sitting room and a convenient downstairs WC.

Lounge / Sitting Room

A generously proportioned and beautifully presented sitting room, finished in contemporary décor and centred around a striking feature fireplace. A box bay window to the front elevation and double-glazed patio doors to the rear allow an abundance of natural light to flood the room, creating a warm and inviting space ideal for both relaxing and entertaining.

Kitchen

A stylish modern kitchen fitted with a range of quality cream wall and base units, complemented by integrated appliances including a double oven, electric hob and extractor hood. There is plumbing for a washing machine, dishwasher and tumble dryer, along with space for a fridge freezer. A rear door provides direct access to the garden, and the kitchen flows seamlessly through to the dining room.

Dining Room

A superbly appointed dining room, perfect for hosting family gatherings and entertaining guests. The room benefits from a large bay window allowing plenty of natural light and is finished with attractive flooring and tasteful modern décor.

Bedroom One

A spacious and well-appointed principal bedroom with a double-glazed window and ample space for bedroom

furnishings. A door leads to a private en-suite shower room featuring a double shower and wash basin.

Bedroom Two

A further generously sized double bedroom benefiting from its own en-suite shower room, offering excellent accommodation for guests or family members.

Bedroom Three

A beautifully styled bedroom overlooking the rear garden, complete with fitted wardrobes and a pull-down bed, finished in modern décor.

Bedroom Four

A well-proportioned single bedroom, currently utilised as a reading room, enjoying pleasant views across the garden.

Family Bathroom

The main house bathroom offers good space and currently comprises a corner bath with shower over, wash basin with vanity unit and WC.

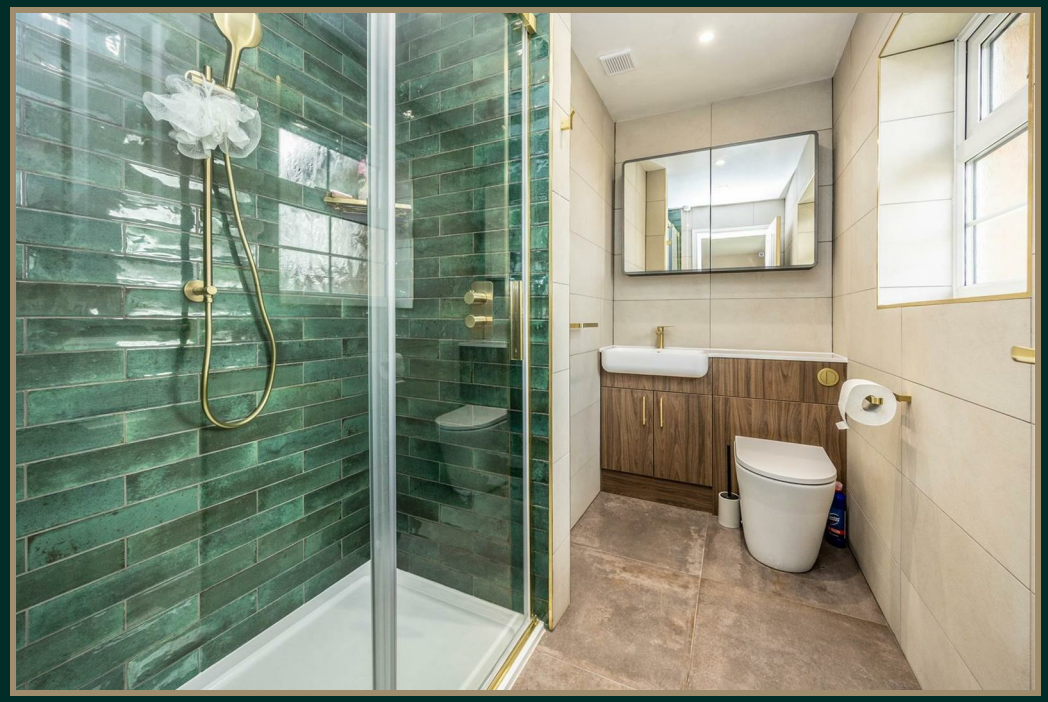
Outside

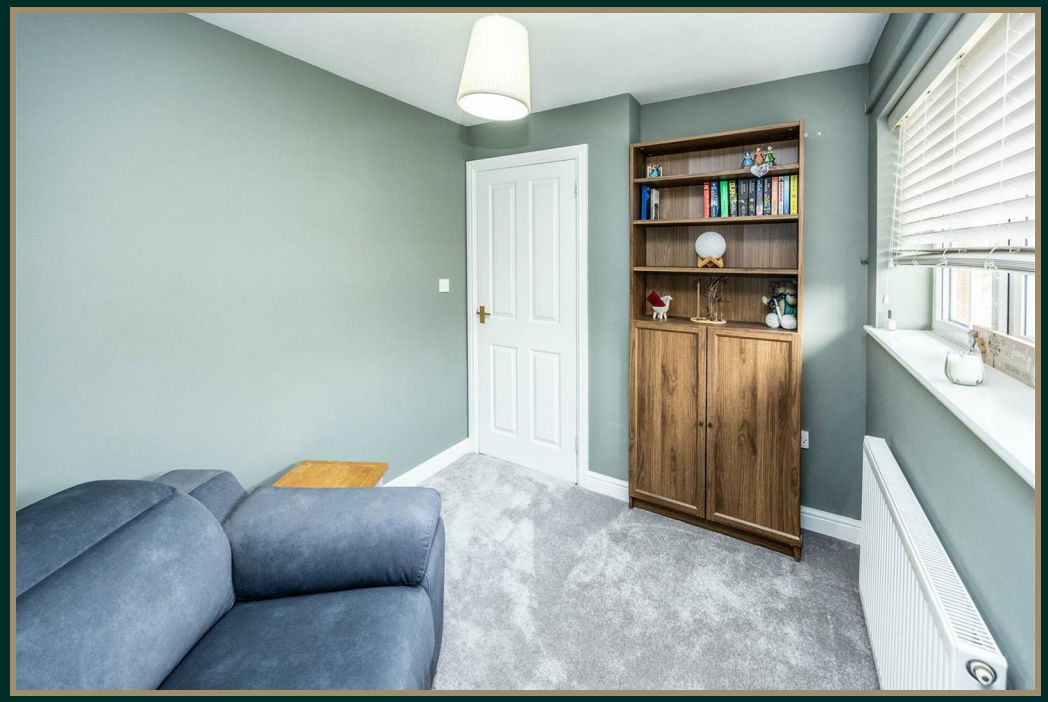
To the front of the property is a well-maintained lawn garden with a pathway leading to the front entrance. A driveway to the side provides ample off-road parking and leads to a detached single garage.

The rear garden offers a generous lawned area with a mature tree and swing, creating a wonderful outdoor space perfect for relaxing during the warmer months. There is also useful storage to the side of the property for logs.

Location

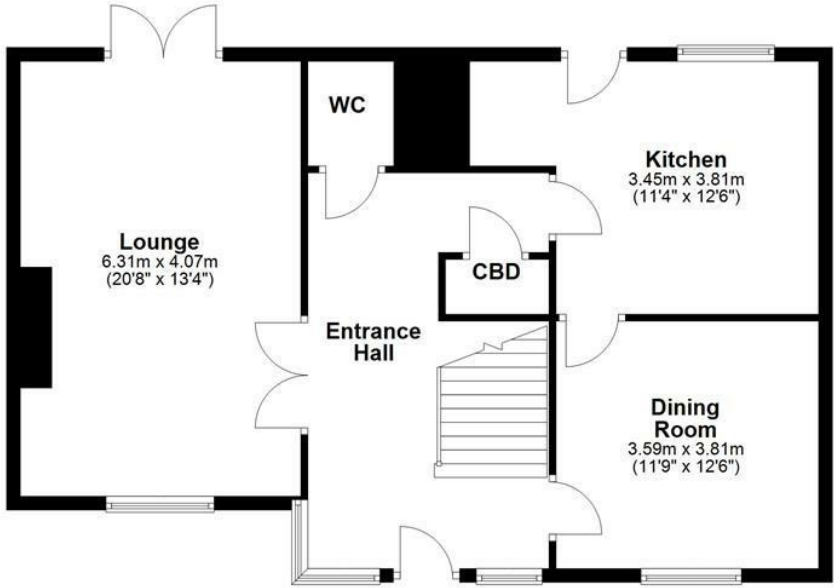
Conveniently located close to Mirfield town centre, the property enjoys easy access to a range of local amenities including shops, cafés, supermarkets and well-regarded schools. Mirfield train station is also within easy reach, providing excellent transport links to Leeds, Huddersfield and Manchester, making it ideal for commuters.





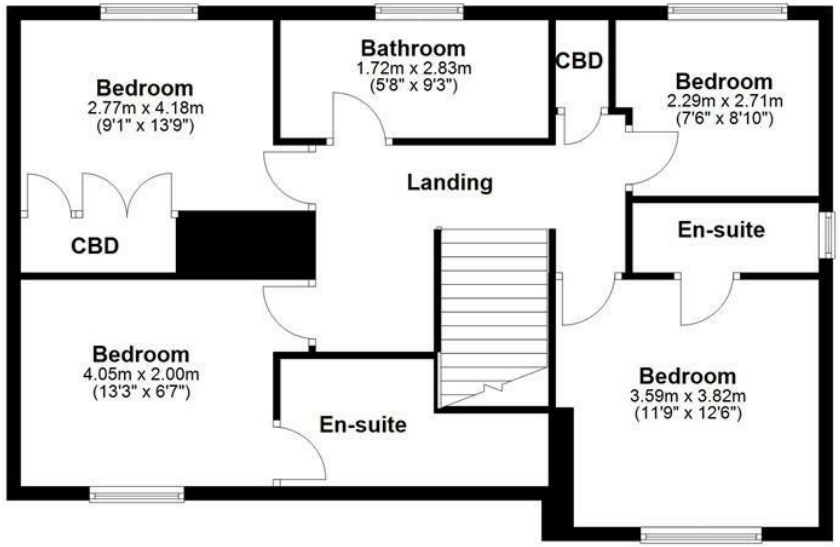
Ground Floor

Approx. 80.4 sq. metres (865.7 sq. feet)



First Floor

Approx. 82.1 sq. metres (884.1 sq. feet)



Total area: approx. 162.6 sq. metres (1749.8 sq. feet)

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To view Cheviot Way, Mirfield
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