



121 Sunny Bank Road , Mirfield, WF14 0JS

A three-bedroom semi-detached home presenting an exciting opportunity for buyers seeking a property they can modernise and make their own. Having been exceptionally well maintained over the years, the property offers superb potential and spacious accommodation, ideal for first-time buyers and growing families. Ideally positioned close to a range of local amenities, the property benefits from easy access to popular schools, the centre of Mirfield, and excellent public transport links. The nearby railway station provides regular connections to neighbouring towns and cities including Huddersfield, Leeds, and Manchester, along with a direct service to London, making it an excellent choice for commuters. Major motorway networks are also within easy reach. Externally, the property enjoys attractive gardens to both the front and rear, offering pleasant spaces to relax and entertain. A gated driveway provides ample off-road parking for multiple vehicles and leads to a single garage and adjoining car port. FOR SALE WITH NO CHAIN.

£255,000

121 Sunny Bank Road

, Mirfield, WF14 0JS



- THREE BEDROOM SEMI DETACHED HOUSE
- REQUIRES MODERNISATION BUT OFFERS AN EXCITING OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS & GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES, SCHOOLS, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- GENEROUS PLOT WITH ATTRACTIVE GARDENS FRONT & REAR
- LARGE GATED DRIVEWAY, SINGLE GARAGE & CAR-PORT

Entrance

Lounge

Dining Room

Kitchen

First Floor Landing

Shower Room

Separate WC

Bedroom One

Bedroom Two

Bedroom Three

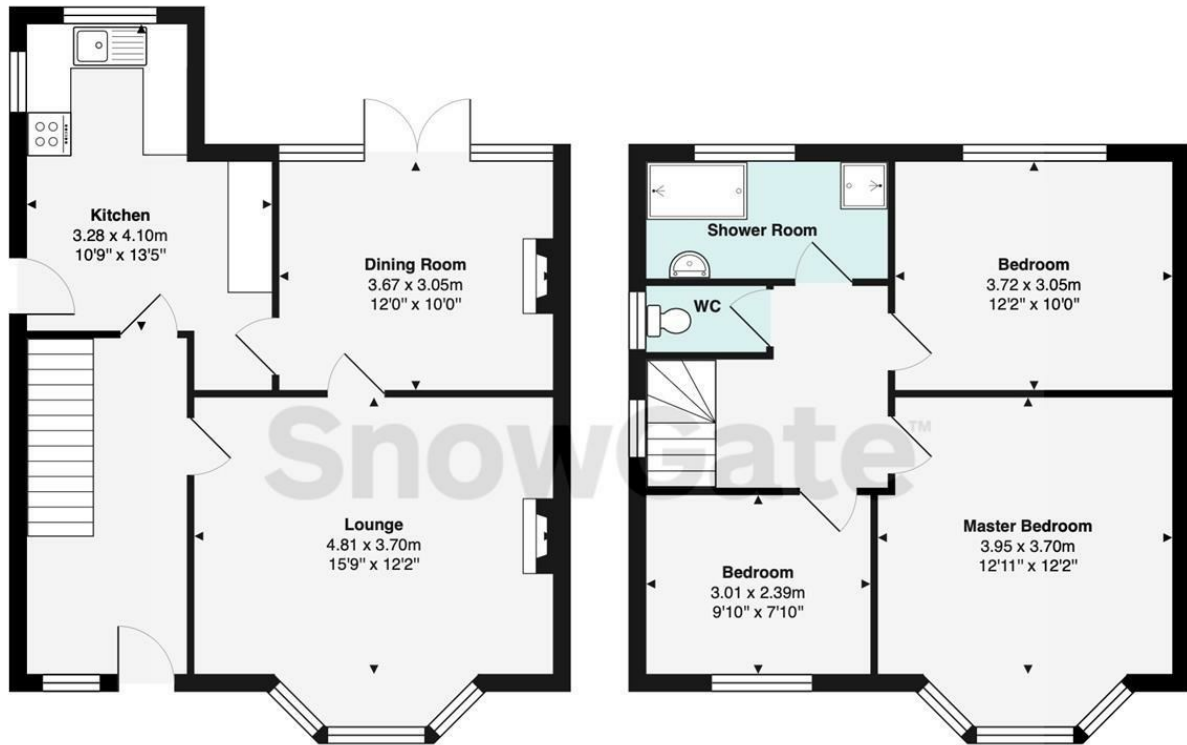
Garden, Driveway, Garage & Car-Port



Directions



Floor Plan

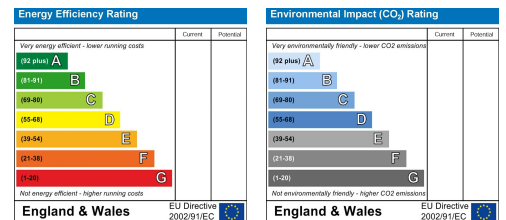


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Total Area: 103.4 m² ... 1113 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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