

**17 Kiln Avenue**  
**, Mirfield, WF14 0HU**

A beautifully presented four-bedroom mid-townhouse, arranged over three floors and offering spacious, versatile accommodation, ideal for a growing family. The property is ready to move straight into, having been maintained to a high standard throughout. Conveniently located, the home is within walking distance of local amenities, including schools, while the centre of Mirfield is close by, providing a wider range of shops, services and public transport links. Mirfield railway station offers excellent connectivity to Huddersfield, Leeds and Manchester, along with a direct line to London, making the property particularly appealing to commuters. Motorway networks are also easily accessible. Externally, a driveway to the front provides off-road parking and access to a garage store. To the rear is an attractive, low-maintenance South-facing garden, which has been beautifully landscaped and provides an ideal outdoor space for relaxation and entertaining.

**£285,000**

# 17 Kiln Avenue

, Mirfield, WF14 0HU



- FOUR BEDROOM MID TOWNHOUSE
- EXCELLENT SIZED FAMILY HOME
- OFFERING SPACIOUS & FLEXIBLE ACCOMMODATION SET OVER THREE FLOORS
- A SHORT DISTANCE TO LOCAL AMENITIES INCLUDING POPULAR SCHOOLS
- PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS CLOSEBY
- DRIVEWAY, GARAGE STORAGE & ATTRACTIVE SOUTH-FACING GARDEN

## Entrance

## Cloakroom Store

## WC

## Store Room

10'2" x 8'2" (3.1 x 2.5)

## Dining Kitchen

15'5" x 10'2" (4.7 x 3.1)

## First Floor Landing

## Lounge

15'8" x 15'5" (max) (4.8 x 4.7 (max))

## Bedroom Four

10'9" x 8'10" (3.3 x 2.7)

## Second Floor Landing

## Bathroom

8'2" x 5'2" (2.5 x 1.6)

## Master Bedroom

15'5" x 10'2" (4.7 x 3.1)

## Ensuite

7'2" x 6'2" (2.2 x 1.9)

## Bedroom Two

10'9" x 8'10" (3.3 x 2.7)

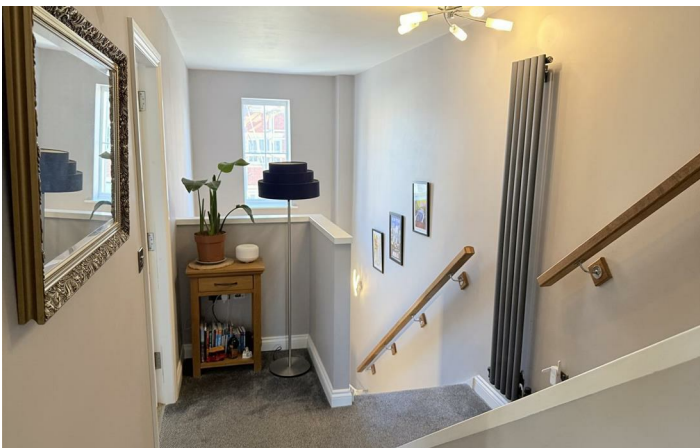
## Bedroom Three

7'6" x 6'2" (2.3 x 1.9)

## Garden, Driveway & Garage Store



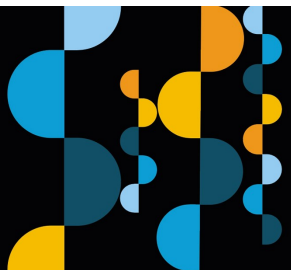
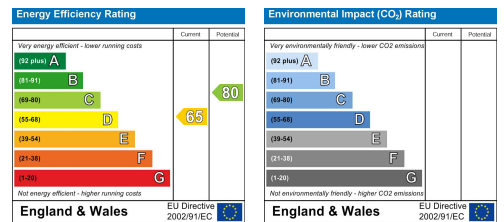
## Directions



# Floor Plan



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