



22 Manor Park

, Mirfield, WF14 0EW

This extended four-bedroom semi-detached home is perfectly suited to a growing family, occupying a generous corner plot with scope for further extension, subject to the necessary consents. Ideally located close to the heart of Mirfield, the property is within comfortable walking distance of local amenities, including well-regarded schools. Excellent transport links add to the appeal, with nearby motorway networks and Mirfield railway station offering convenient connections to Huddersfield, Leeds and Manchester, as well as a direct service to London. Externally, the property benefits from gardens to both the front and rear, a driveway providing off-road parking, a single garage, and an adjoining store/utility area.

Offers Over £299,950

22 Manor Park , Mirfield, WF14 0EW



- EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FAMILY HOME
- CONVENIENTLY LOCATED A SHORT DISTANCE TO MIRFIELD CENTRE & AMENITIES
- LARGE CORNER PLOT WITH GARDENS FRONT & REAR
- TWO GROUND FLOOR BEDROOMS
- DRIVEWAY & GARAGE

Entrance

Shower Room

Bedroom Three

Bedroom Four

Kitchen

Lounge

Dining Room

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

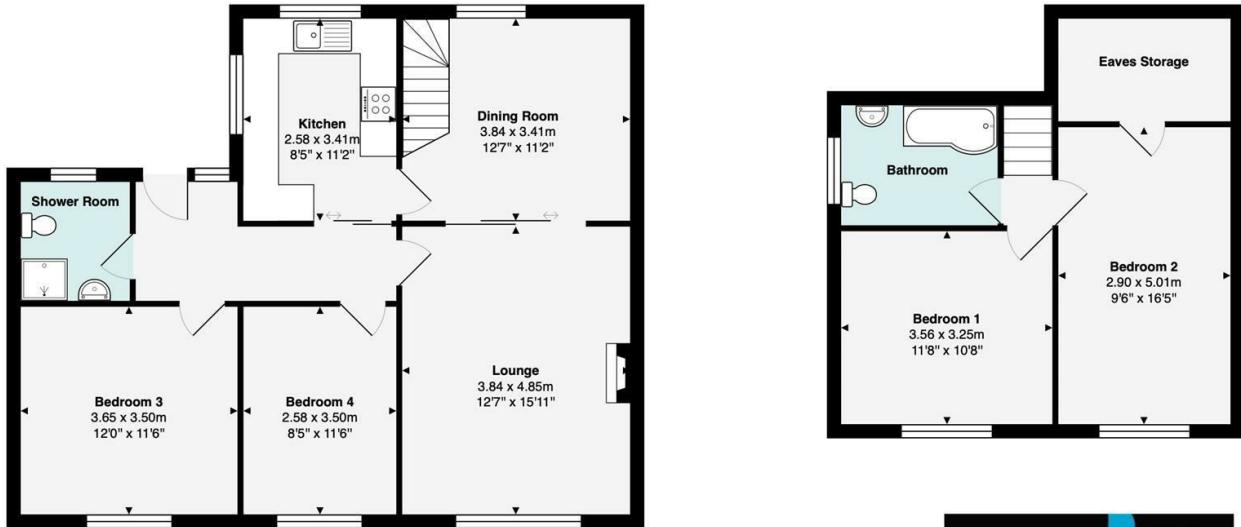
Garden, Driveway & Garage



Directions



Floor Plan



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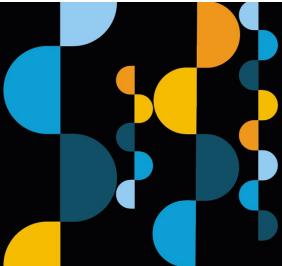
Total Area: 115.1 m² ... 1239 ft²

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Projected
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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