



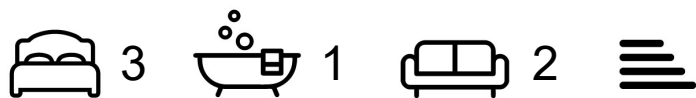
## 57 West Royd Avenue , Mirfield, WF14 9LA

A beautifully presented three bedroom semi-detached home, ideally positioned within a popular residential area of Mirfield. Enjoying a highly convenient location, the property lies within walking distance of Mirfield town centre and a range of local amenities, including well-regarded schools. Immaculately maintained throughout, the home offers spacious and versatile accommodation featuring a large open plan kitchen and a modern and contemporary shower-room suite. The property is well connected for commuters, with Mirfield railway station providing links to nearby towns and cities such as Huddersfield, Leeds, and Manchester, along with a direct service to London. Motorway networks are also easily accessible. Externally, the driveway provides off-road parking and leads to a single garage. Set to the rear, a generously sized south-facing garden offers an ideal space for outdoor dining and relaxation.

O.I.R.O £300,000

# 57 West Royd Avenue

, Mirfield, WF14 9LA



- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING POPULSR SCHOOLS
- PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS CLOSEBY
- DRIVEWAY, GARAGE & GARDENS

**Entrance**

**Lounge**

**Open Plan Dining Kitchen**

**Garden Room**

**Landing**

**Shower Room**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Garden, Driveway & Garage**

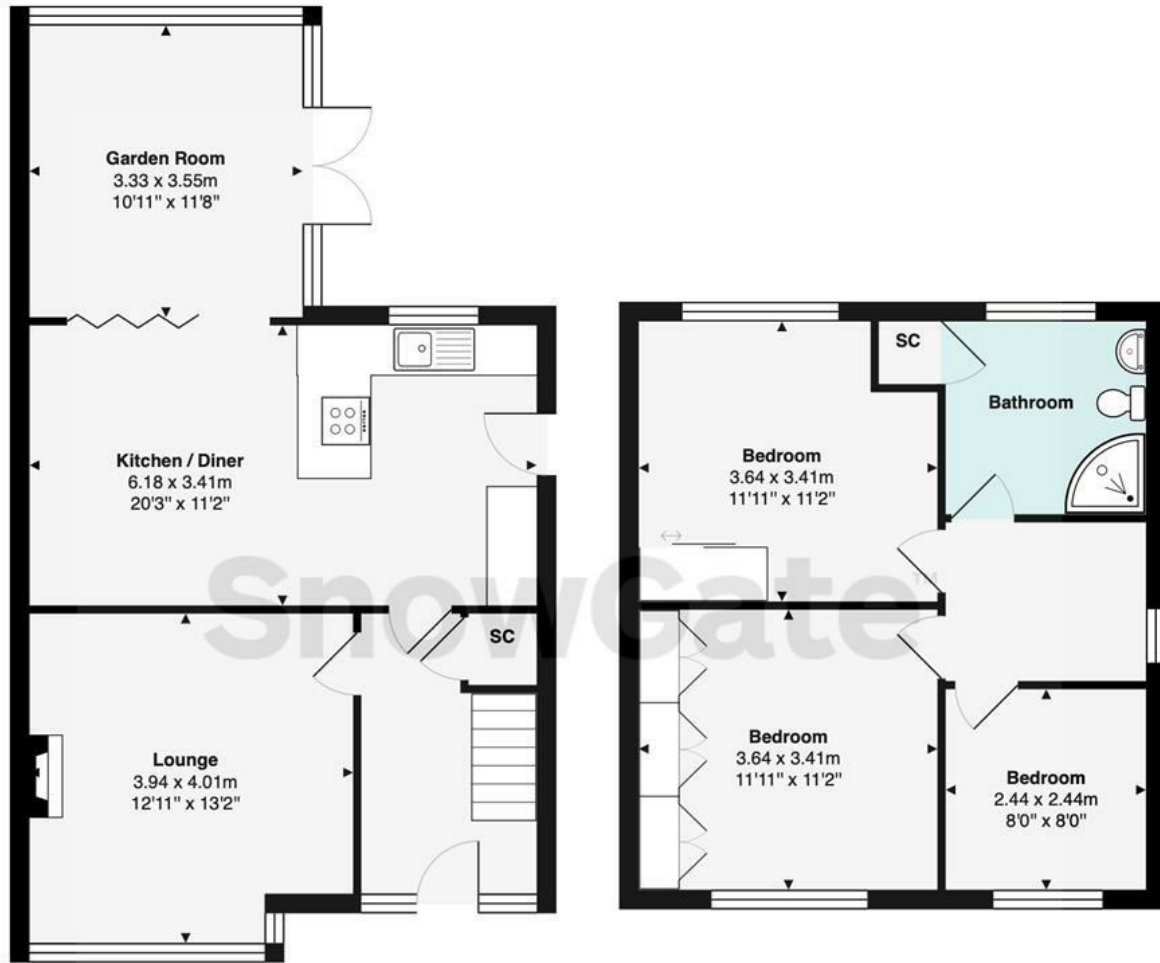


**Directions**





# Floor Plan

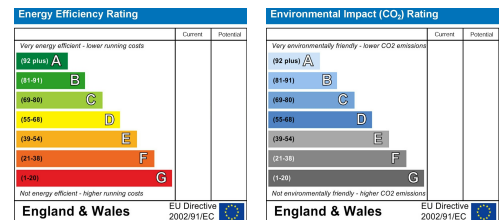


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Total Area: 99.3 m<sup>2</sup> ... 1069 ft<sup>2</sup>

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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