



15 Water Royd Lane , Mirfield, WF14 9SB

This well presented three bedroom semi-detached home offers comfortable and practical living and has benefited from extensive improvements in recent years, including a modern and contemporary kitchen.

The property is conveniently located within walking distance of Mirfield town centre, providing easy access to local amenities, transport links and well-regarded schools. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also close by. To the front, a driveway provides off-road parking, while to the rear is a low-maintenance cottage-style garden. The property is ready to move into and would suit a range of buyers, including families and professionals.

Offers Over £260,000

15 Water Royd Lane

, Mirfield, WF14 9SB



- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT WITH STUNNING CHARM & CHARACTER
- LARGE OPEN PLAN DINING KITCHEN
- WITHIN WALKING DISTANCE TO THE CENTRE OR MIRFIELD & LOCAL AMENITIES
- DRIVEWAY PROVIDES OFF ROAD PARKING
- ENCLOSED REAR GARDEN

Entrance

Bedroom Three
10'2" x 4'11" (3.1 x 1.5)

Living Room
14'1" x 13'1" (4.3 x 4)

Garden & Driveway

Inner Vestibule

Open Plan Dining Kitchen
20'0" x 14'1" (6.1 x 4.3)

Cellar

First Floor Landing

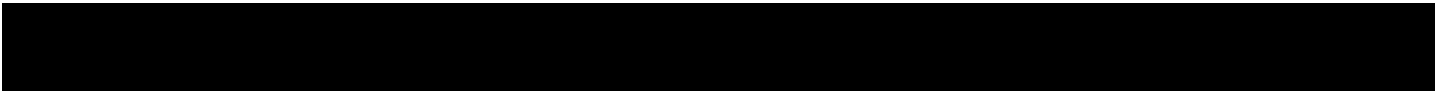
House Bathroom
10'2" x 6'6" (3.1 x 2)

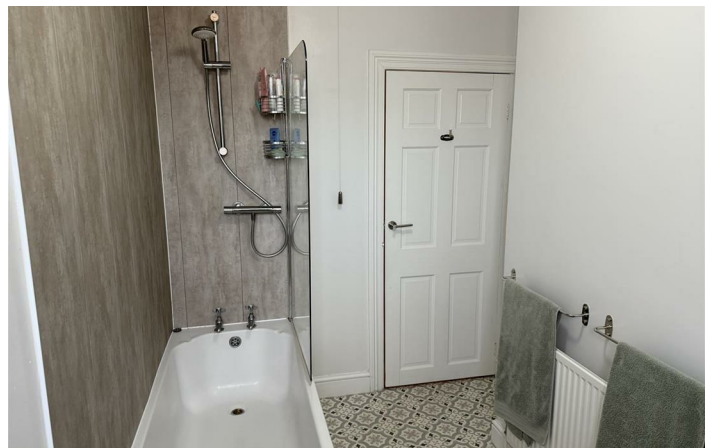
Bedroom One
10'2" x 8'10" (3.1 x 2.7)

Bedroom Two
10'2" x 7'2" (3.1 x 2.2)



Directions

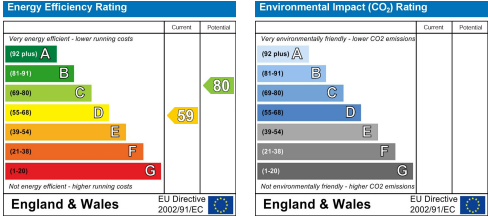




Floor Plan



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