



6 Shill Bank Avenue

Mirfield, WF14 0QS

A two-bedroom detached bungalow with additional attic rooms that provide useful extra space. The property has two driveways offering off-road parking and a good-sized rear garden with a summerhouse. Conveniently located close to Mirfield town centre, the home is within easy reach of local amenities and schools. It also offers good transport links, with nearby motorway access and rail services from Mirfield Station to Huddersfield, Leeds, Manchester and London.

£275,000

6 Shill Bank Avenue

Mirfield, WF14 0QS



- TWO BEDROOM DETACHED BUNGALOW PLUS ATTIC ROOMS
- MODERN BREAKFAST KITCHEN
- CLOSE TO THE CENTRE OF MIRFIELD & AMENITIES
- PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS CLOSEBY
- GENEROUS GARDEN FEATURES SUMMERHOUSE
- TWO DRIVEWAYS PROVIDE OFF ROAD PARKING

Entrance

Lounge

Breakfast Kitchen

Utility/Side Porch

Bathroom

Bedroom One

Bedroom Two

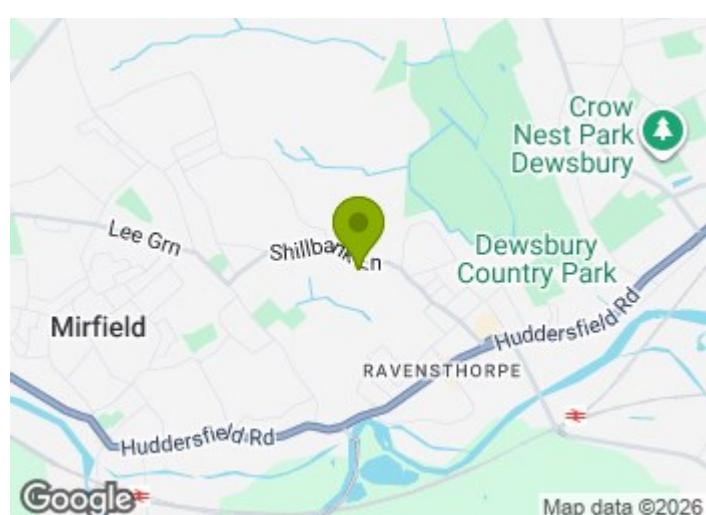
First Floor

Attic Room 1

Attic Room 2

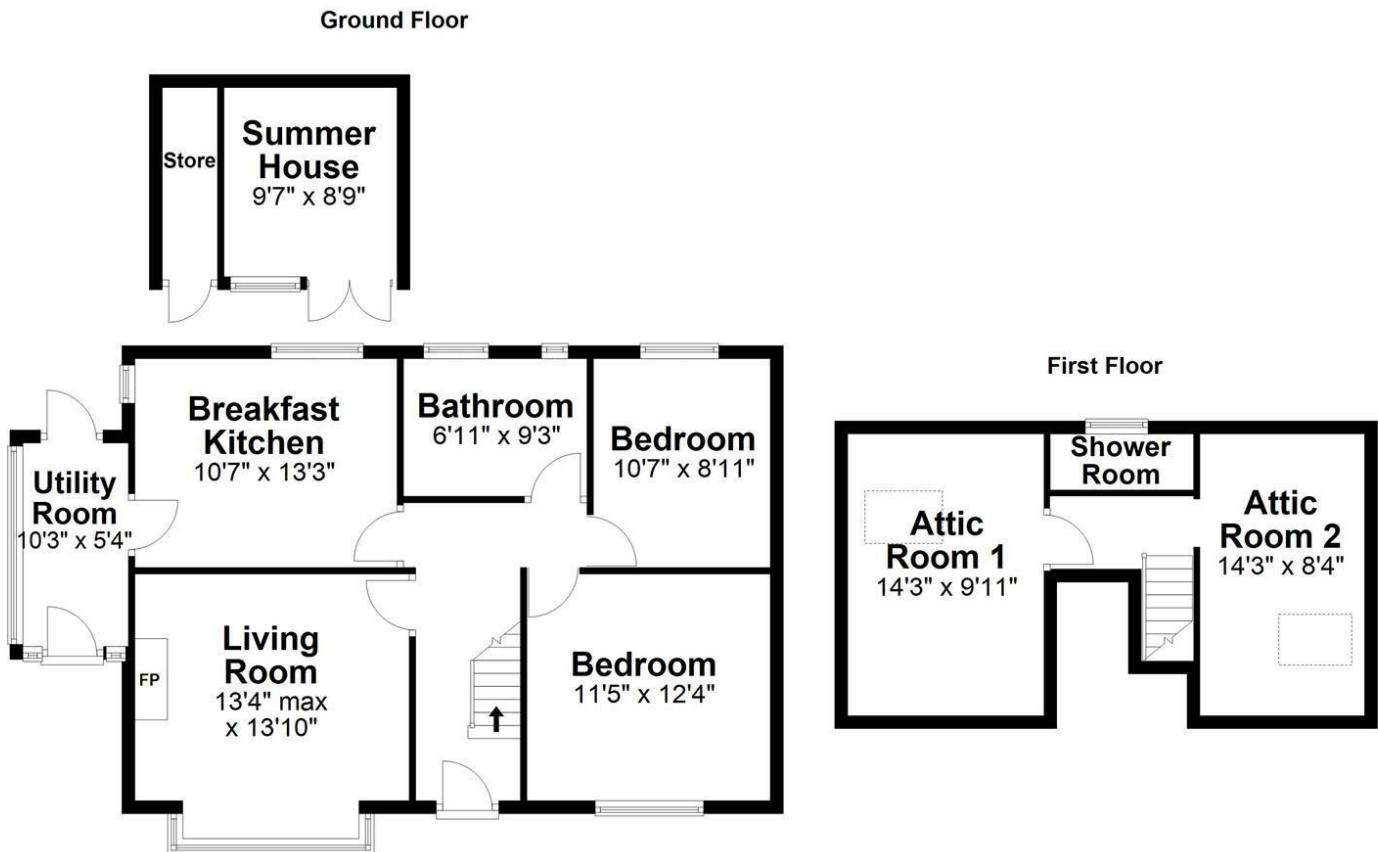
Shower Room

Driveway, Garden & Summerhouse





Floor Plan



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	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	71	(55-68) D	
(39-54) E	65	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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