



6 Sunny Bank Walk

Mirfield, WF14 0NH

A spacious three bedroom family home which is well presented and immaculately maintained. It would be ideal for a young, growing family and offers an exciting opportunity for the next owners to put their own stamp on it. Located within close proximity to local amenities including Mirfield Free Grammar school which is within walking distance. The centre of Mirfield is also a short distance away offering a wider range of amenities including public transport links. The railway station connects neighbouring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also within close proximity. The driveway to the front of the property provides off road parking and leads to the single garage. The enclosed South-West facing rear garden offer a perfect setting to sit out and relax with family and friends! NO CHAIN.

Offers Around £250,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS FAMILY HOME
- SOUTH-WEST FACING GARDEN
- DRIVEWAY & GARAGE
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- NO CHAIN

Entrance

Lounge

Dining Room

Kitchen

First Floor Landing

Bathroom

Separate WC

Bedroom One

Bedroom Two

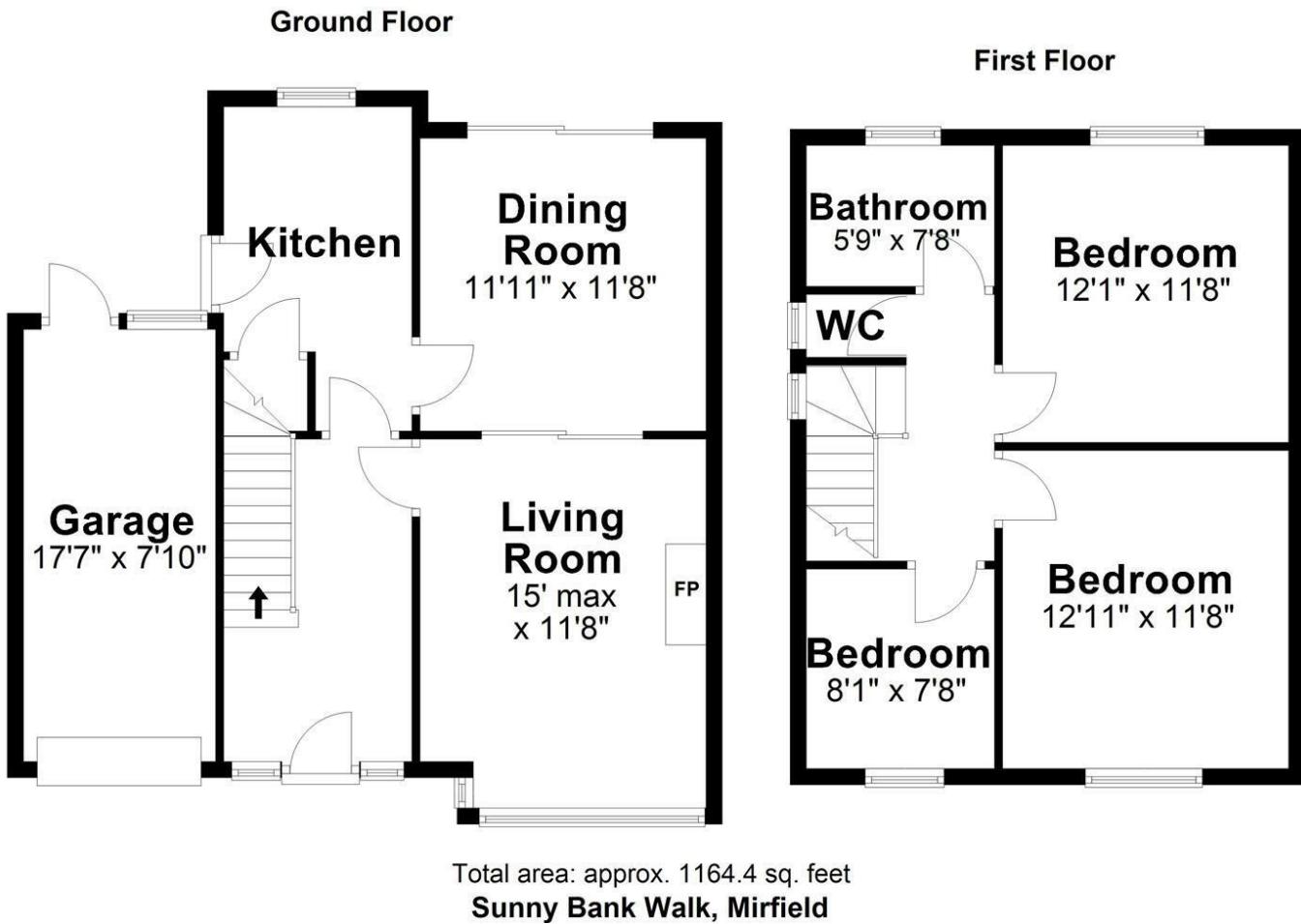
Bedroom Three

Garden, Garage & Driveway





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	68	(55-68) D	
(39-54) E		(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	



Estate agency done properly
Snow Gate

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