



56 Manor Park

, Mirfield, WF14 0EP

This three bedroom semi-detached property is ideal for first-time buyers or young families. Located a short distance from Mirfield town centre, it offers convenient access to local amenities, schools, and transport links. The property benefits from a much larger than average rear garden, providing plenty of outdoor space. Inside, there are two well-sized bedrooms to the first floor and as well as a ground floor double bedroom which is currently used as a study. A driveway provides off-road parking and leads to a single garage. The location is well connected for commuters, with nearby motorway links and public transport options. Mirfield train station offers direct services to Huddersfield, Leeds, Manchester, and London.

£260,000

56 Manor Park , Mirfield, WF14 0EP



- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- GROUND FLOOR BEDROOM
- PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS NEARBY
- SUBSTANTIAL PLOT WITH GENEROUS GARDENS
- DRIVEWAY & SINGLE GARAGE

Entrance

Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

Ground Floor Bedroom

10'5" x 8'2" (3.2 x 2.5)

Garden, Driveway & Garage

Kitchen

11'1" x 8'2" (3.4 x 2.5)

Dining Room

12'9" x 11'1" (3.9 x 3.4)

Lounge

15'5" x 12'9" (4.7 x 3.9)

First Floor Landing

House Bathroom

8'2" x 6'2" (2.5 x 1.9)

Bedroom One

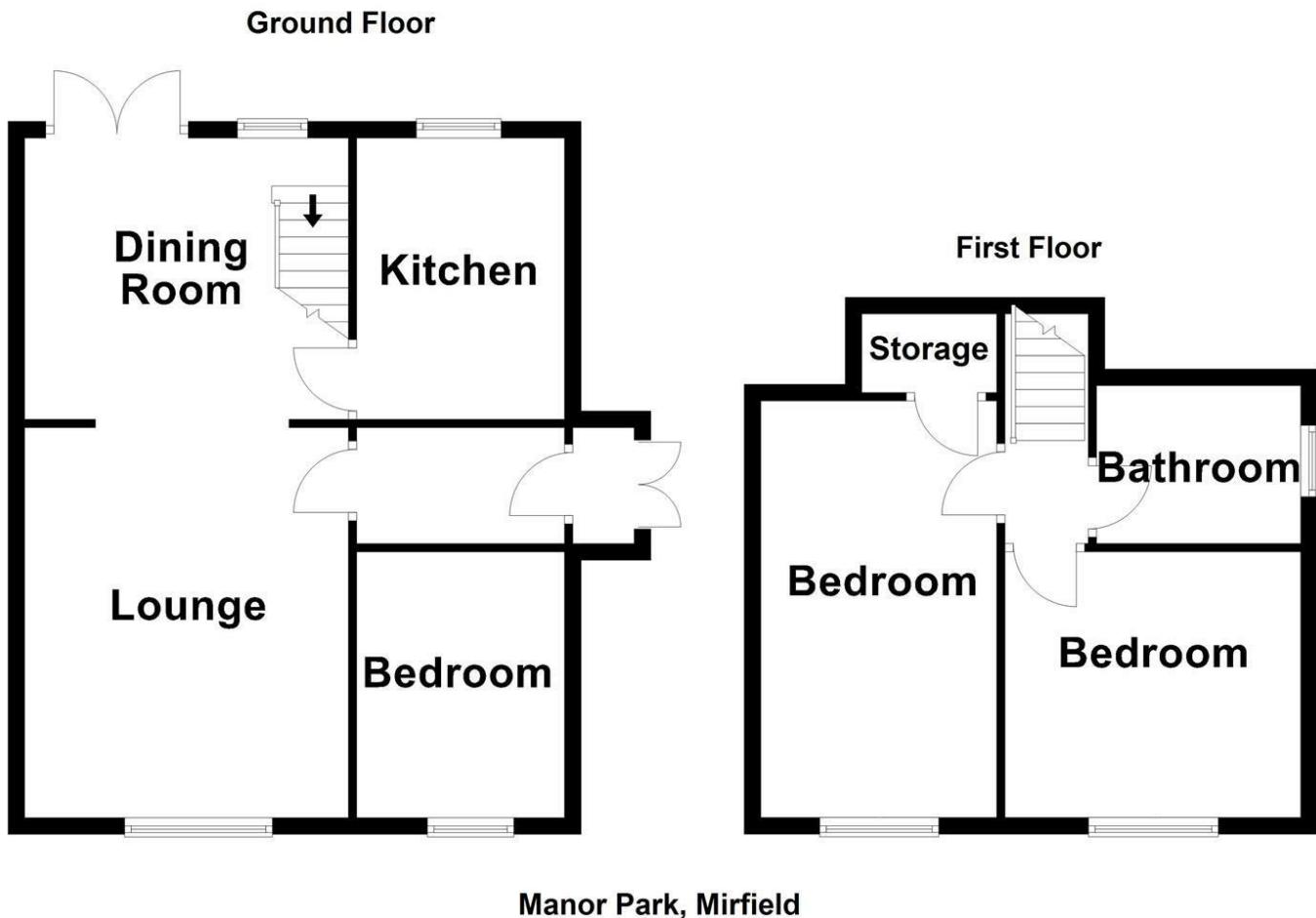
16'4" x 9'6" (5 x 2.9)



Directions

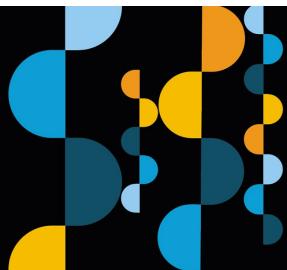


Floor Plan



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		(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	



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