

Peter David

Properties Ltd

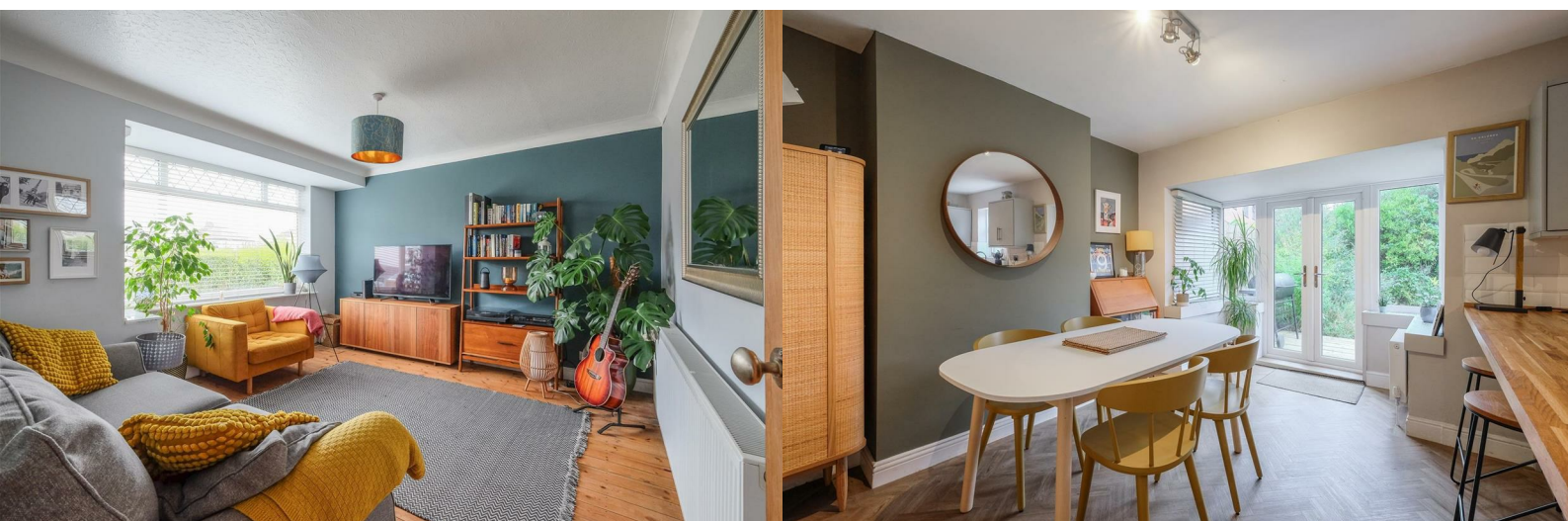
Residential Sales and Lettings



3 Robin Royd Lane

Mirfield, WF14 0LQ

O.I.R.O £259,000



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The property is a semi-detached house on Robin Royd Lane in the town of Mirfield. This lovely property has a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. The back garden provides an outdoor space, ideally sized for hosting summer barbecues with friends and family. Additionally, the garage offers convenient parking or extra storage space.

Located in the heart of Mirfield, it's within easy reach of local amenities and transport links.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Hallway

Features a herringbone style floor which complements the neutral gray walls, and dark blue accent along the staircase, create an inviting atmosphere in the entrance of the home. With a natural flow leading seamlessly into the bright kitchen area, this hallway connects the spaces, enhancing the openness of the layout.

Living Room

Overlooking the front of the home, the living room is light and airy with exposed wooden flooring, a green feature wall decorative coving and a large window allowing plenty of natural light.

Kitchen Diner

An open kitchen diner with a built in dishwasher, space for a washing machine, oven and fridge freezer. A well sized dining space provides the perfect environment for relaxing and entertaining guests.

Bedroom One

A well sized double bedroom overlooking the front of the home.

Bedroom Two

A well sized double bedroom overlooking the rear of the home.

Bedroom Three

A well proportioned single bedroom providing more floor space than most.

Bathroom

A four piece bathroom suite with a feature bath tub, separate shower, sink and w/c.

Garage

Providing parking or storage space with an electrical power supply.

Directions

For Satnav please use the postcode WF14 0LQ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if

you would like to arrange an appointment contact us today.

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



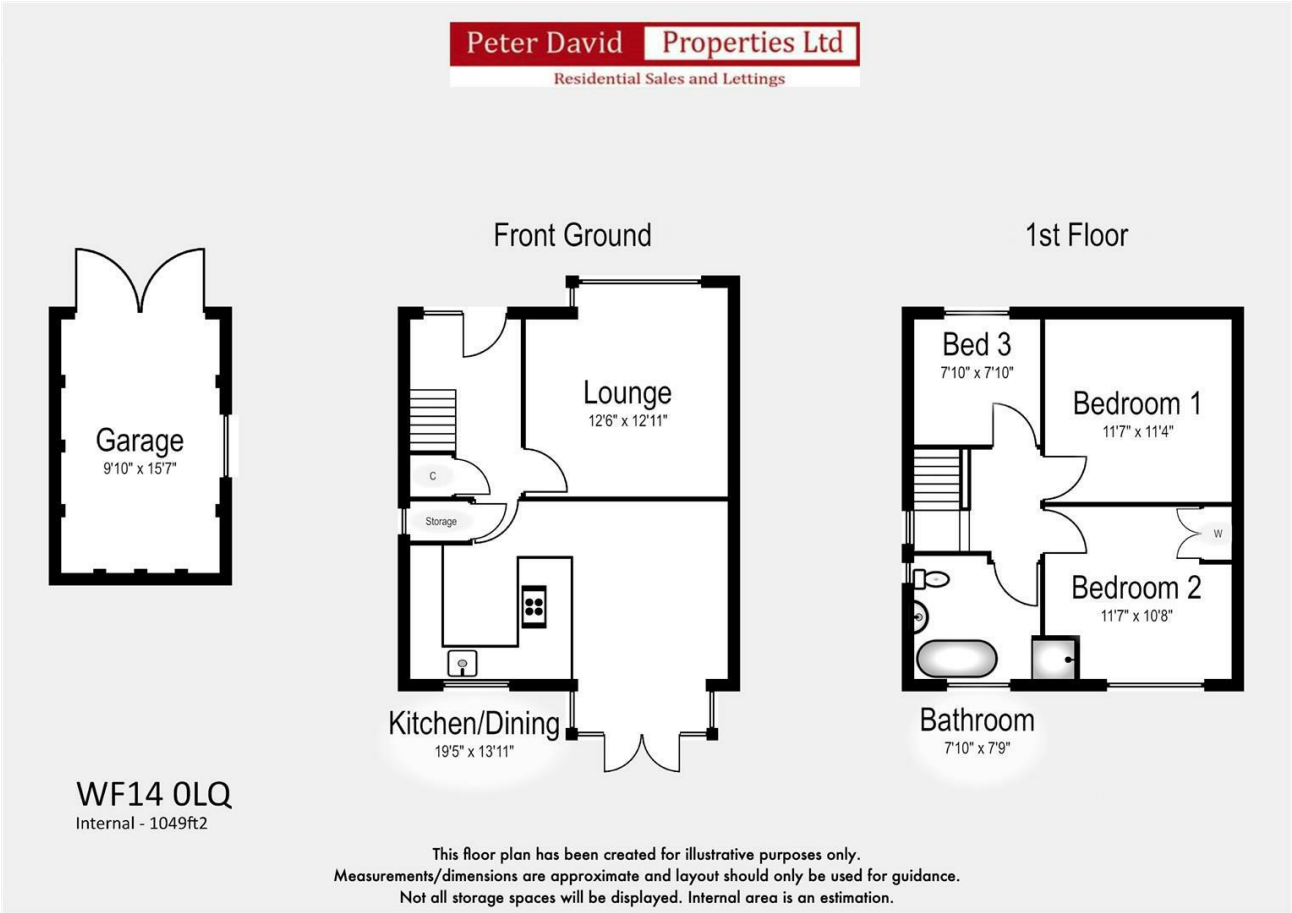
Hybrid Map



Terrain Map



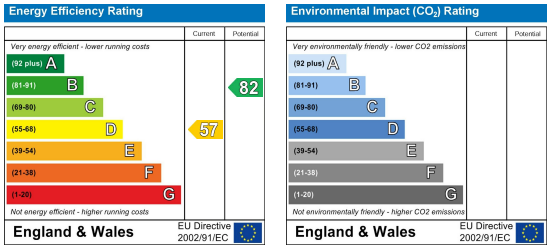
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.