MARSH & MARSH PROPERTIES

75 Sunny Bank Road, Mirfield, WF14 0NL *£199,950*



Sometimes you come across something special that gives you that feeling of home as soon as you step inside the property, this IS that home you have been looking for. This two bedroomed terraced property is ideal for a first time buyer, professional couple or anyone looking for a beautifully presented home. Set back from the roadside and offering off road parking for two cars on its brick paved driveway. To the rear is a beautifully presented and low-maintenance, south-west facing garden creating the ideal backdrop to the property as well as the ideal place to sit back and relax.

Internally the property is beautifully presented throughout, with a stylish and eclectic décor that really offers that welcoming first impression. The ground floor has a charming open plan feel throughout that lends itself to the busy modern lifestyle with its spacious living room and beautifully finished dining kitchen. Upstairs are two double bedrooms offering plenty of space throughout and a well-appointed house bathroom. The property also benefits from a boarded loft storage space and cellar storage space.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

The property is located in a well-connected location with quick and easy access into Mirfield and Dewsbury as well as being only ten minutes' drive from junction 25 of the M62 motorway that offers quick and easy access to the local area. The local train stations also offer access to the Grand Central train line to London as well as access to the surrounding locale. The property is also close to good local schools all within an easy commute.

Owing to the fantastic number of features on offer with this charming home, including the south-west facing rear garden, private parking and well-presented internals, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming reception as you step inside the property, featuring a carpeted floor, single radiator, cornice to ceiling and feature archway.

From the hallway a wooden door opens into the

LIVING ROOM





A spacious living room that offers ample room for a suite along with additional furniture. A feature elevated, chimney breast inset, gas fireplace offers a natural focal point for the whole room. A carpeted floor, central light fitting, cornice to ceiling, picture rail, double radiator, uPVC double glazed windows to the front elevation and TV access point.



From the living room a large opening leads directly into the

DINING KITCHEN





The pièce de résistance of the property, the dining kitchen creates an ideal place to entertain, host family gatherings or as a highly functional work

space. Laminated work surfaces are on two walls, with over or under counter cupboards and drawers, offering plenty of work space. A central island creates further work space that also functions as a breakfast bar. The living room also benefits from a feature gas fireplace, set in a brick hearth and with wooden mantelpiece. With an integrated hob, integrated oven, extractor, plumbing for a washing machine, plumbing for a dishwasher, vinyl flooring, tiled splashbacks, central light fitting and an inset sink with mixer tap.





From the kitchen a wooden door opens into the

REAR PORCH

Creating a barrier from the internal aspect to the rear garden, the rear porch offers additional storage space. With a tiled floor, uPVC double glazed windows and a uPVC double glazed door opening into the rear garden.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch (granting access to the boarded loft).

From the landing wooden doors open into

BEDROOM 1







A spacious master bedroom that offers more than ample space for a king sized bed. The room also features fitted wardrobes and drawers offering plenty of additional storage space. The room is also bathed in natural light owing to the two uPVC double glazed windows to the front elevation. With a carpeted floor, central light fitting and single radiator.

BEDROOM 2

Another good sized double bedroom, offering space for a double bed, that features a carpeted

floor, central light fitting, single radiator and a uPVC double glazed window overlooking the gardens to the rear elevation.







BATHROOM



A well laid out and neatly presented house bathroom, with its panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, central light fitting and a frosted uPVC double glazed window to the rear elevation.

From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR

A fantastic additional storage space.

GARDENS







To the rear of the property are the generous and low-maintenance gardens, with its South-West

facing orientation making this a real sun trap and ideal for evenings. To the edge of the property is a decked patio area that leads to an artificial lawn that runs the rest of the way down the garden. The garden is bordered to both sides with wooden fence and has a stone wall at the far end.

PARKING



To the front of the property is a brick paved parking area.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

What3words: ///bandaged.flaunting.remission

Google Plus Code: M8R3+79C Mirfield

For sat nav users the postcode is: WF14 0NL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

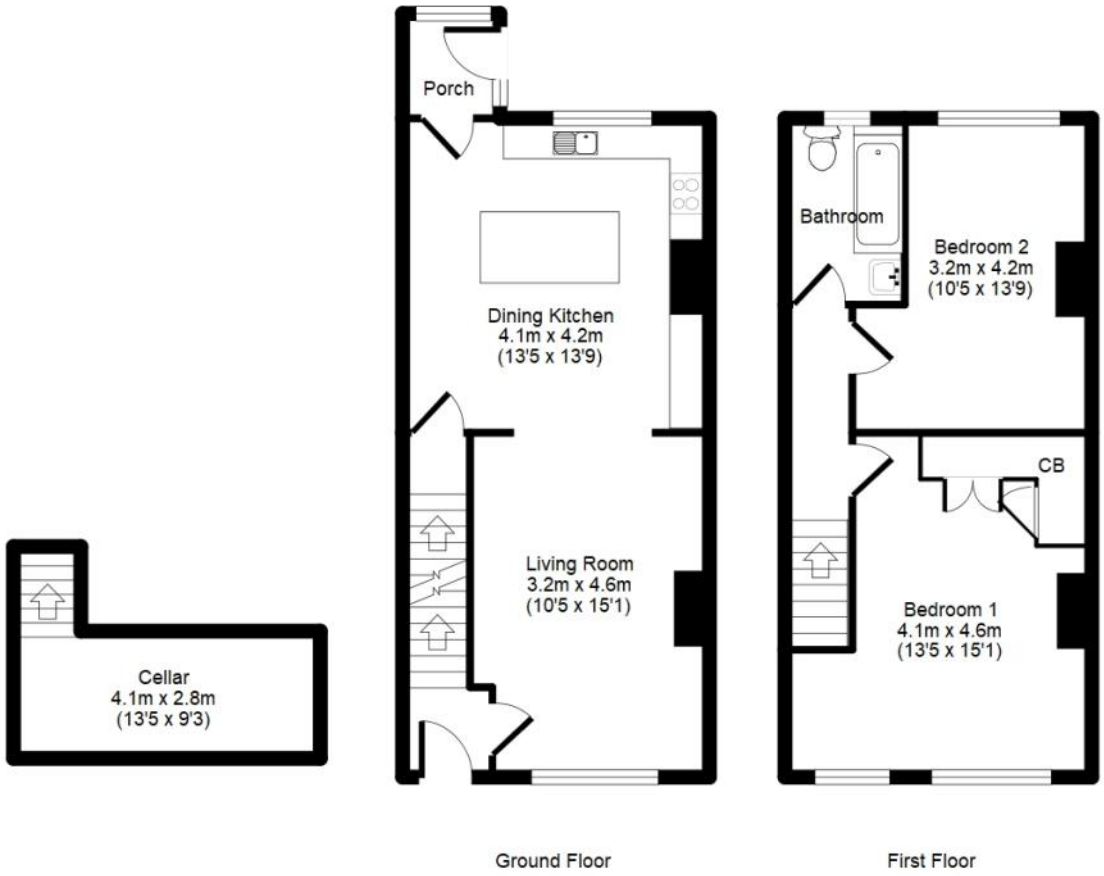
Tel: 01422 648 400

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

75 Sunny Bank Road, Mirfield, WF14 0NL



APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 881 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
All images and dimensions are not intended to form part any contract or warranty.
(c) Marsh & Marsh Properties