

# MARSH & MARSH PROPERTIES

37 West Royd Avenue, Mirfield, WF14 9JZ

£275,000



Situated on a quiet residential street is this beautifully presented family home. This three bedroomed brick built property, with stone front face, offers a fantastic opportunity for anyone looking for that special something. The property features ample front driveway parking space for two cars, with an additional secure parking space in the single garage to the rear of the drive. A beautifully presented and manicured front garden enhances the property's kerb appeal and creates a fantastic first impression. To the rear is a well maintained, landscaped, patio and lawn garden, with rear seating area; ideal to sit out and relax owing to its southerly facing orientation.

Internally the property is beautifully presented having undergone a large amount of modernisation throughout. The house features a new boiler, new flooring and new gas fireplace. With its large and spacious living room, beautifully presented family dining room, well-appointed kitchen (newly installed), three good sized bedrooms (two with ample space for king sized beds), modern house bathroom and part boarded loft storage space.

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The property benefits from a very well connected location, being just a short 8 minute drive from junction 25 of the M62 providing easy access to the major cities of Leeds and Bradford. Mirfield train station is a short walk away providing regular rail services including access to the Grand Central train service. The house is also within the catchment area of good and outstanding schools within the local area. Mirfield centre is also close providing easy access to its ample amenities, shops and services.

Owing to the large amount of features on offer with this property, with its newly renovated and presented internals, southerly facing garden and ample private parking, an appointment to view is essential.

From the front of the property a composite door opens into the

### HALLWAY



A spacious entrance hallway that creates a fantastic first impression as you step into the house. The hall is light and bright throughout with a modern décor. With its Quick Step laminate flooring, frosted uPVC double glazed window to

the front elevation and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



A warm and welcoming living room that creates the ideal family communal space, presented with a neutral and modern colour scheme and is well illuminated by a central light fitting and bathed in natural light from the uPVC double glazed window to the front elevation. The living room features a newly installed gas fireplace, on a slate hearth and with wooden mantelpiece, which creates the ideal central feature for the whole room. With its laminate flooring, cornice to ceiling, double radiator and television access point.

From the living room, or kitchen, wooden doors open into the

## DINING ROOM



A spacious dining room offering a generous amount of space for a large family dining room table along with additional furniture. With a central light fitting, uPVC double glazed window to the rear elevation, cornice to ceiling, wood laminate flooring and double radiator.

From the dining room or hallway a wooden door opens into the

## KITCHEN



This beautifully finished kitchen makes excellent use of the space on offer to create a highly functional kitchen: with wooden work surfaces to two walls, all with over and under counter cupboards providing additional storage. To the rear of the room is an under stairs pantry (with its own uPVC double glazed window) providing further storage space. A uPVC double glazed door, to the side elevation, offers access to the rear of the property. With an integrated oven, integrated hob, extractor hood, integrated microwave, double radiator, plumbing for a washing machine, integrated dishwasher, ceiling inset spotlights, fitted fridge, splashback tiling, wood laminate flooring and an inset porcelain sink with a stainless steel instant boiling water tap.



From the hallway carpeted stairs lead up to the

## LANDING

With a carpeted floor, frosted uPVC double glazed window and central light fitting.

From the hallway wooden doors open into

## BEDROOM 1

A large master bedroom that offers ample space for a king sized bed along with additional bedroom

furniture. To one side of the room is a wall length set of wardrobes providing ample storage space. With a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed window to the front elevation and single radiator.



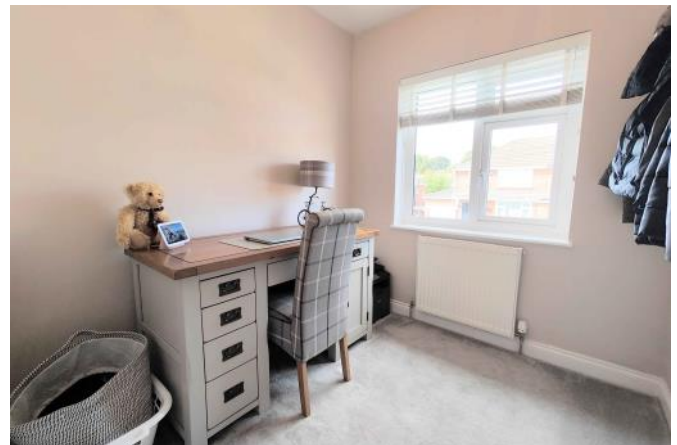
### BEDROOM 2



Another large room again offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed window to the rear elevation (overlooking the rear garden) and single radiator.



### BEDROOM 3



The ideal space for a child's bedroom, guest room or work from home office. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

### BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer and

features a neutral colour scheme throughout. With a panel bath, close coupled toilet, large corner shower cubicle, corner airing cupboard, pedestal washbasin, two frosted uPVC double glazed windows to the rear and side elevations, tiled walls, vinyl flooring, central light fitting, stainless steel towel radiator and extractor fan.



From the second bedroom a pull down ladder provides access to the

### LOFT STORAGE

Another ideal addition providing further storage is the part boarded loft; ideal for suitcases or Christmas decorations.

### GARDENS



To the front of the property is a beautifully manicured lawned garden with shrub border that creates a charming first impression upon arriving at the property and greatly enhances the kerb appeal.



To the rear of the house is a beautifully landscaped garden that benefits from a southerly facing orientation. A patio garden extends to the side of the property creating a large area. To the edge of the patio is a long lawned area leading to the far end of the garden. To the far end of the patio is a decked seating area with pagoda cover creating an ideal space to sit out and relax, have a barbeque or to entertain. The garden is bordered on all sides by wooden fence and brick wall to

create an enclosed private and secure space, ideal for children and pets.



## **PARKING**



To the front of the property is a concrete driveway offering space for two cars. To the rear of the drive is a single garage offering an additional secure parking space.

## **GENERAL**

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

## **TO VIEW**

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

## **DIRECTIONS**

From Mirfield train station travel towards Mirfield centre on Station Road towards Brewery Wharf for 0.1 miles and then turn right onto Huddersfield Road (A644). Take a left onto Knowl Road and after 0.5 miles turn right onto West Royd Avenue. Travel down the road for 0.1 miles and look out for the Marsh and Marsh Properties "For Sale" sign on the right hand side.

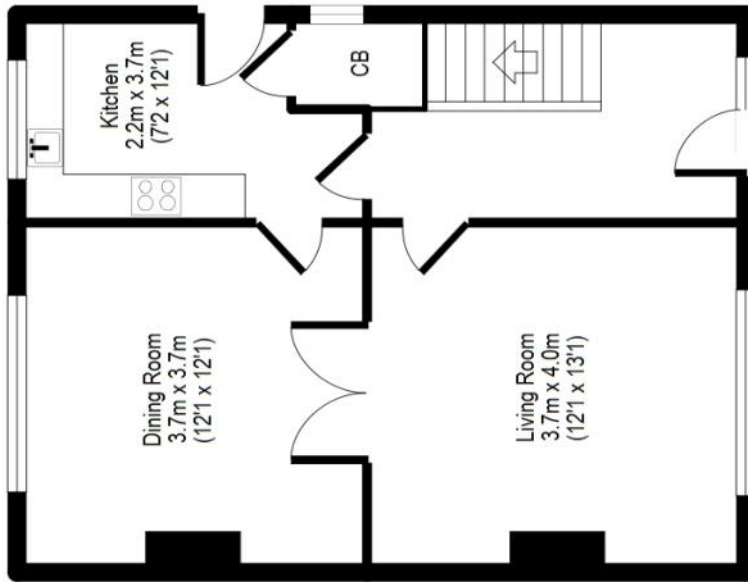
For sat nav users the postcode is: WF14 9JZ

## **MORTGAGE ADVICE**

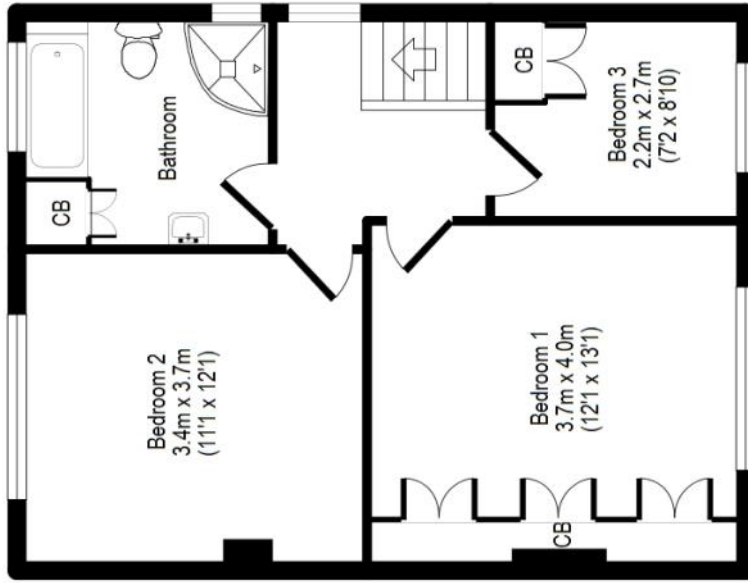
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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**37 West Royd Avenue, Mirfield, WF14 9JZ**



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 91 sq. m / 977 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.

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