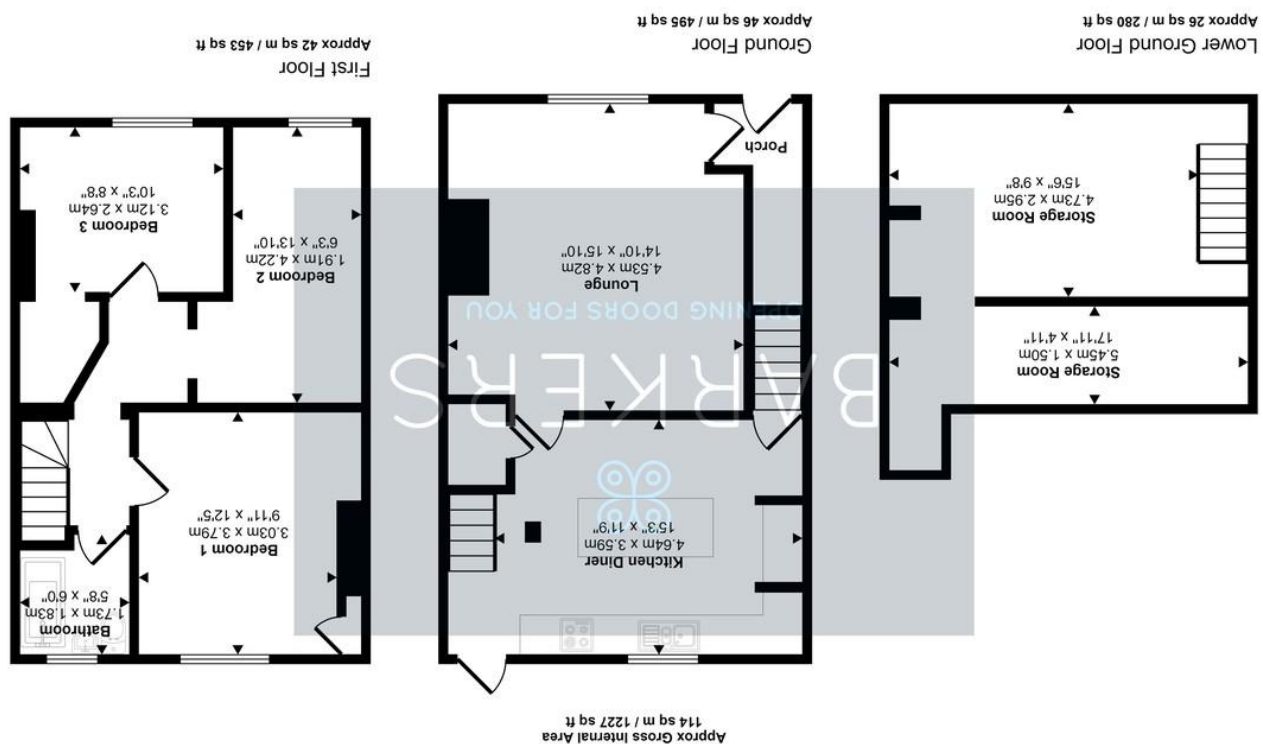


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		52 E	
			88 B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS  
OPENING DOORS FOR YOU

27 Flash Lane  
Mirfield, WF14 0PJ  
Asking Price Of £225,000

- CHARACTER COTTAGE
- LOUNGE
- KITCHEN
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LAWNED GARDEN TO THE REAR



# Full Description

## DESCRIPTION

Only by internal inspection can one truly appreciate this character cottage with three double bedrooms, useful cellar, uPVC double glazing and gas fired central heating. The property has access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen, three double bedrooms, house bathroom, cellar, small gravelled area to the front of the property and private lawned garden to the rear of the property.

## ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with door leading off into the lounge.

## LOUNGE

14' 10" x 15' 10" (4.52m x 4.83m)

With large feature window, Inglenook fireplace, picture rail, door leading into the kitchen.

## KITCHEN/DINER

15' 3" x 11' 9" (4.65m x 3.58m)

Fitted with a range of modern base and wall units, complementary work surfaces with part tiled splash back, inset one and a half bowl sink unit with mixer tap, gas hob with chimney extractor over, electric oven, space for fridge freezer, plumbing for washing machine, island with cupboards and seating, storage pantry, feature beam, vinyl flooring, stairs leading to the first floor landing.

## CELLAR/STORAGE ROOM

17' 11" x 4' 11" (5.46m x 1.5m)

Access via the kitchen with newly fitted power points.

## FIRST FLOOR

With stairs leading to the first floor landing with doors leading off into three double bedrooms, house bathroom, loft access which is partially boarded with drop down ladder.

## HOUSE BATHROOM

5' 8" x 6' 0" (1.73m x 1.83m)

Fitted with modern white three piece suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with shower over, tile effect flooring, heated chrome towel rail.

## BEDROOM ONE

9' 11" x 12' 5" (3.02m x 3.78m)

Double bedroom with built in cupboard which houses the boiler.

## BEDROOM TWO

6' 3" x 13' 10" (1.91m x 4.22m)

Double bedroom.

## BEDROOM THREE

10' 3" x 8' 8" (3.12m x 2.64m)

Double bedroom with walk in wardrobe



## EXTERIOR

To the front of the property is a gravelled area, to the rear of the property is a private lawned area with decking ideal for outside entertaining, garden shed.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Birkenshaw roundabout take the first exit onto Bradford Road/A651, turn right onto Leeds Road/A62 then turn left onto Sunnybank Road continue onto Greenside Road at the roundabout continue straight onto Dunbottle Lane then left onto Flash Lane where the property will be identified.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

