



The Knowl, MIRFIELD WF14 9RN

welcome to

The Knowl, MIRFIELD

Guide Price £340,000 - £360,000 LOOKING FOR A READY-MADE FAMILY HOME THAT HAS ALREADY BEEN EXTENDED FOR YOU IN A PRIME LOCATION IN MIRFIELD?!?! THEN LOOK NO FURTHER! BOOK A VIEWING TODAY! NO CHAIN!!!



Entrance Lobby

Part double glazed UPVC door to front, gas central heating ladder style radiator, coving to ceiling, exposed floor boards and stairs to first floor landing.

Lounge

17' 8" x 12' 2" MAX (5.38m x 3.71m MAX)
Double glazed multi-pane effect window to front, gas central heating radiator, inset remote controlled electric fire to one wall, exposed floor boards. Spotlights to ceiling and TV point.

Reception Two/ Dining Room

12' 7 x 7' (3.66m 7 x 2.13m)
Double glazed multi-pane effect window to front, double glazed window to side, gas central heating radiator, TV point, coving to ceiling, dado rail, tiled flooring, underfloor heating.

Kitchen

11' 8" x 8' 2" (3.56m x 2.49m)
Fitted kitchen with a range of wall and base units, under unit lighting and plinth heater, stainless steel double sink and drainer with mixer tap and waste disposal unit, complementary work surfaces, splashback tiling, integrated dishwasher, gas cooker point, space for range cooker, plumbing for washing machine, wall mounted cooker hood, tiled flooring, under floor heating, spotlights to ceiling, double glazed window to side, part double glazed UPVC door to garden and TV point.

Breakfast Area

9' 9" x 6' 1" (2.97m x 1.85m)
Archway to conservatory, tiled floor with under floor heating, dado rail, spotlights to ceiling, coving to ceiling and TV point.

Conservatory

8' 9" x 8' 6" (2.67m x 2.59m)
Made of part UPVC construction, double glazed windows to sides and rear, tiled floor, pitched roof, lighting, gas central heating radiator.

Inner Lobby

Under floor heating, door to pantry, spotlights to ceiling.

Ground Floor Cloakroom

WC, chrome ladder style gas central heating, vanity washhand basin with mixer tap and storage below, spotlights to ceiling, tiled walls and floor where visible, under floor heating, double glazed window to rear.

First Floor Landing

Access to loft space via drop down ladder which is partly boarded and has lighting and power. Built in storage cupboard, exposed floor boards, doors to first floor accommodation.

Bedroom One

18' MAX x 7' 7" MAX (5.49m MAX x 2.31m MAX)
Double glazed multi-pane effect window to front, gas central heating radiator, TV point, wall lights, fitted storage drawers and beside tables to two walls, walk in dressing room housing the boiler with shelving and hanging rails and door to en-suite shower room.

En-Suite Shower Room

Double glazed window to rear, shower cubicle with wall mounted shower, vanity washhand basin with mixer tap and storage below, WC, extractor fan, shaver point, spotlights to ceiling, ladder style radiator, tiled walls where visible.

Bedroom Two

13' (Into wardrobes) x 8' 9" (3.96m (Into wardrobes) x 2.67m)
Double glazed multi-pane effect window to front, sliding door mirror fronted wardrobes to one wall, dado rail, gas central heating radiator. Spotlights to ceiling and TV point.

Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)
Double glazed window to rear, gas central heating radiator, dado rail, spotlights to ceiling.

Bedroom Four

7' 7" x 5' 9" (2.31m x 1.75m)
Double glazed multi-pane effect window to front, gas central heating radiator, exposed floor boards, dado rail.

Family Shower Room

Double glazed window to rear, shower cubicle with wall mounted shower, his and hers washhand basins with mixer tap and storage below, chrome ladder style radiator, WC, spotlights to ceiling, tiled walls where visible.

Exterior

To the front of the property is a pebbled and paved garden stocked with established plant, tree and shrubs, pond feature with timber bridge, outside watering tap and lighting. To the rear of the property there is a tarmac driveway accessed via large double gates providing off street parking leading to the detached garage and the rear garden has been paved for low maintenance, plant and shrub border, side access gate, outside watering tap, and lighting.

Detached Garage

15' 6" x 9' 9" (4.72m x 2.97m)
Benefiting from an up and over door and light, double glazed window to side, door to side.

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Knowl, MIRFIELD

- Guide Price £340,000 - £360,000
- Four Bedroom Semi-Detached Property
- Two Reception Rooms, Dining Area
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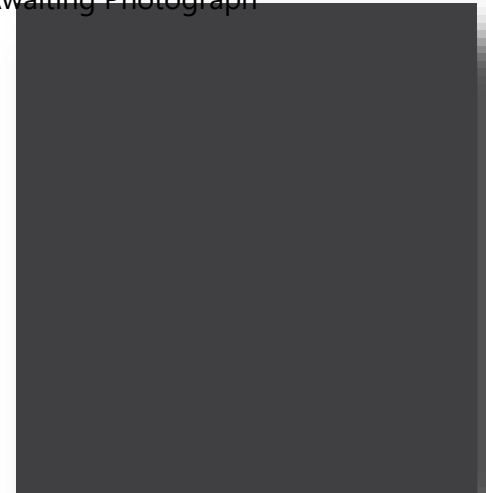
Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£340,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117501 - 0012

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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