



**5 Bedroom
Semi-Detached House For Sale
45 Manor Park, Mirfield, WF14 0EW
Asking Price: £340,000**



Spacious 5/6 bedroom Semi-detached home, refurbished and extended by the current owner, enhanced by central heating and double glazing with accommodation comprising; Entrance porch with inner door through to vestibule area with access to dining kitchen having good range of units and central island with seating with appliances to include; range cooker, dishwasher, microwave, space for American style fridge/freezer, washer & dryer space, sun room to the rear with french doors onto the garden, study/home office, downstairs bathroom comprising; free standing bath, low flush toilet and wash hand basin set in vanity unit, storage cupboard. Lounge situated to the front having electric fire.

To the first floor there are 4 bedrooms and shower room incorporating; double walk in shower, low flush toilet and wash hand basin in vanity unit.

To the 2nd floor there are 2 large rooms currently used as a bedroom and living space/possible bedroom 6, having velux windows.

There is a driveway to the front for parking several cars and single garage with the rear garden of good size with large grassed section, fenced surround and garden/games room with bi-folding doors to the front having light and power. Outside tap to front and rear.

PROPERTY ROOMS & MEASUREMENTS

ENTRANCE PORCH

6'3" x 4'6"

DINING KITCHEN

23'9" x 13'7"

LIVING ROOM

14'0" x 11'9"

OFFICE

9'3" x 8'1"

SUN ROOM

18'4" x 9'3"

BATHROOM

9'0" x 5'9"

BEDROOM ONE

13'9" x 13'1"

BEDROOM TWO

13'1" x 9'3"

BEDROOM THREE

12'2" x 9'1"

BEDROOM FOUR

9'3" x 9'2"

SHOWER ROOM

6'1" x 5'1"

BEDROOM FIVE

15'1" x 10'5"

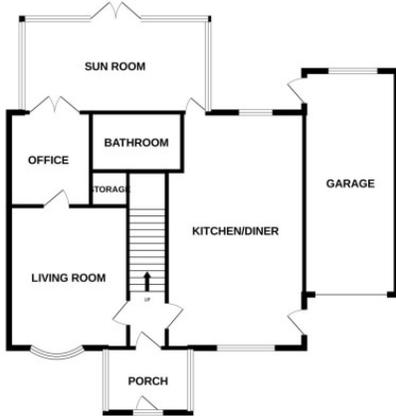
BEDROOM SIX/STORAGE

13'0" x 11'3"

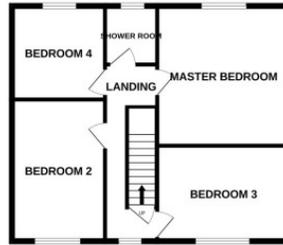




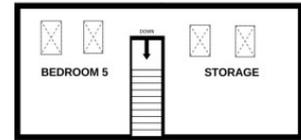
GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING ARRANGEMENTS

By appointment with The Agent at:

Wilcock & Co, 1 Doctor Lane, Mirfield,

West Yorkshire. WF14 8DP

Tel: 01924 481005 Email: hello@wilcoandco.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Wilcock.