



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Knowl Road  
Mirfield



## Knowl Road Mirfield

Offers In Region Of £475,000

DON'T MISS OUT ON THE CHANCE TO ACQUIRE THIS EXCEPTIONAL SEMI-DETACHED RESIDENCE, AS PROPERTIES OF THIS CALIBRE RARELY ENTER THE MARKET. BOASTING A PLETHORA OF FEATURES, STYLE, AND CHARM, THIS HOME OFFERS SUPERB ACCOMMODATION.



Don't miss out on the chance to acquire this exceptional semi-detached residence, as properties of this caliber rarely enter the market. Boasting a plethora of features, style, and charm, this home offers superb accommodation.

Meticulously renovated to an impeccable standard, this property demands a viewing to truly appreciate the meticulous work done both inside and out.

The layout of the property flows seamlessly, with a spacious dining kitchen seamlessly connected to a large sitting room and further extending to a sunroom with bi-folding doors leading to a balcony adorned with striking wrought iron spiral stairs that descend to the lower ground floor and garden, offering expansive views.



An inner hallway, complete with a convenient storage cupboard and separate WC, complements the main living spaces.

Descending to the lower ground floor via stairs, you'll find another generously sized hallway leading to a versatile space perfect for use as a games/entertainment room or potentially as a self-contained living area, as it features an additional large room that could serve as a kitchen, along with a separate WC. Additionally, a large, vaulted cellar enhances the lower level.

Upstairs, four well-proportioned bedrooms await, accompanied by a family bathroom boasting a high-spec suite. The master bedroom benefits from a small balcony, maximizing the panoramic views.

Accessed via a spacious driveway with parking adjacent to the sizable stone-built detached garage, this property offers both convenience and luxury.

In summary, this property is a must-see to fully grasp the exceptional quality and spaciousness it offers.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: F

What3Words: ///scout.liners.resonated

Parking: Garage, Driveway

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

## AGENT NOTES

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

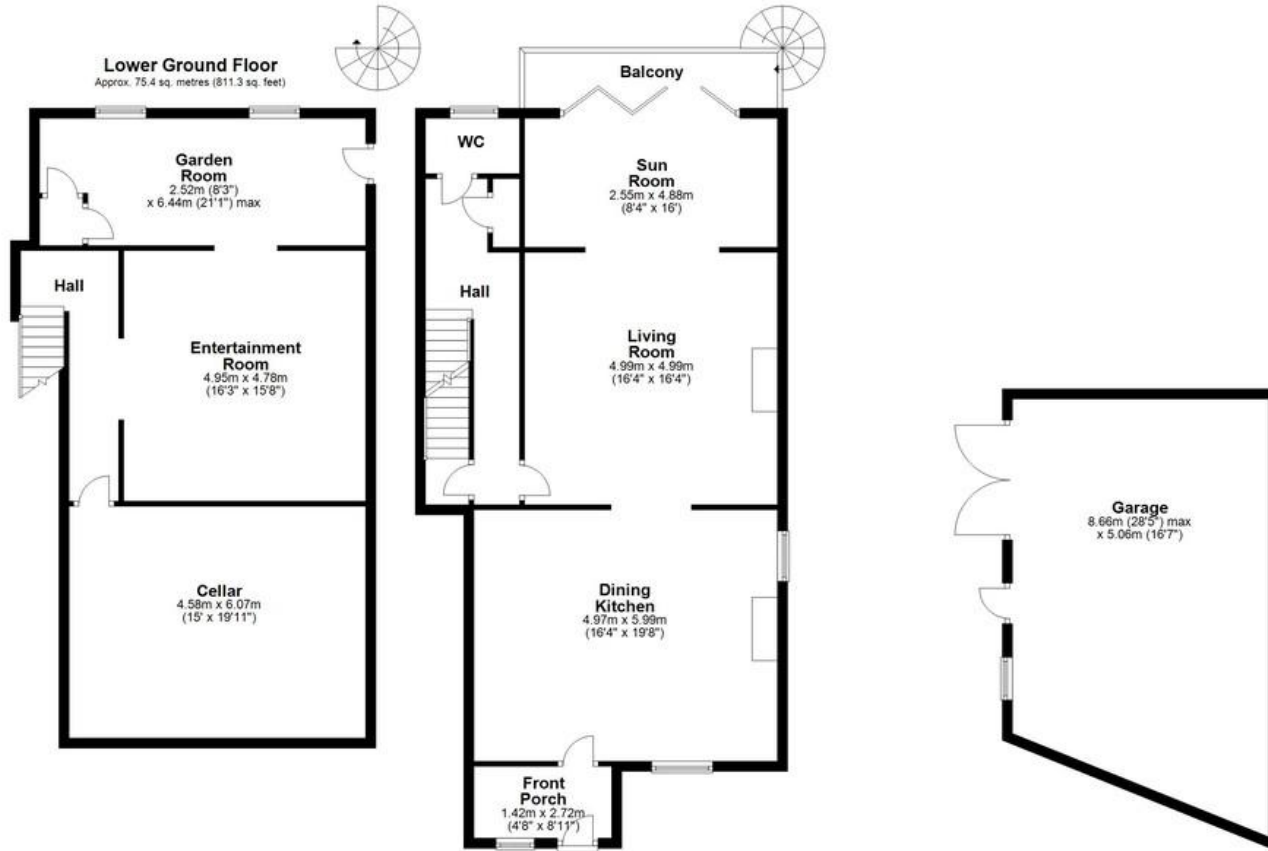
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





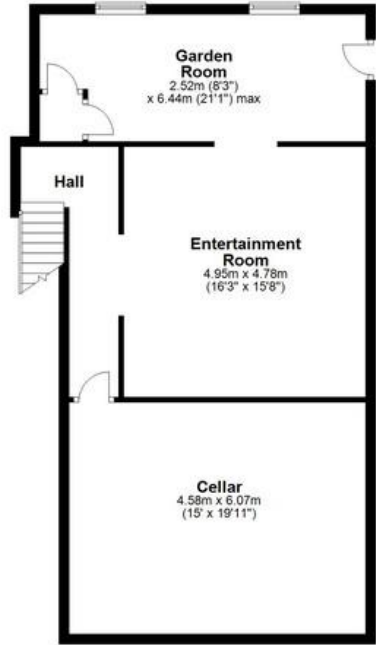
### Ground Floor

Approx. 125.9 sq. metres (1355.4 sq. feet)



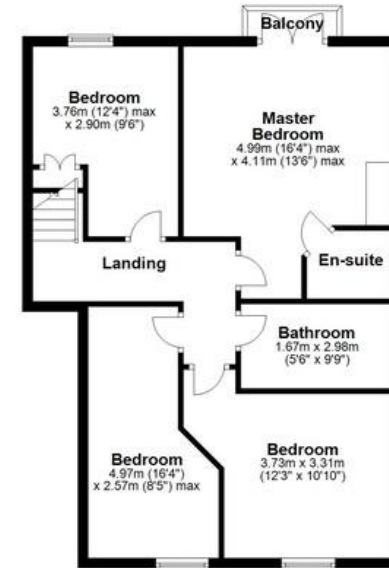
### Lower Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



### First Floor

Approx. 66.1 sq. metres (711.6 sq. feet)

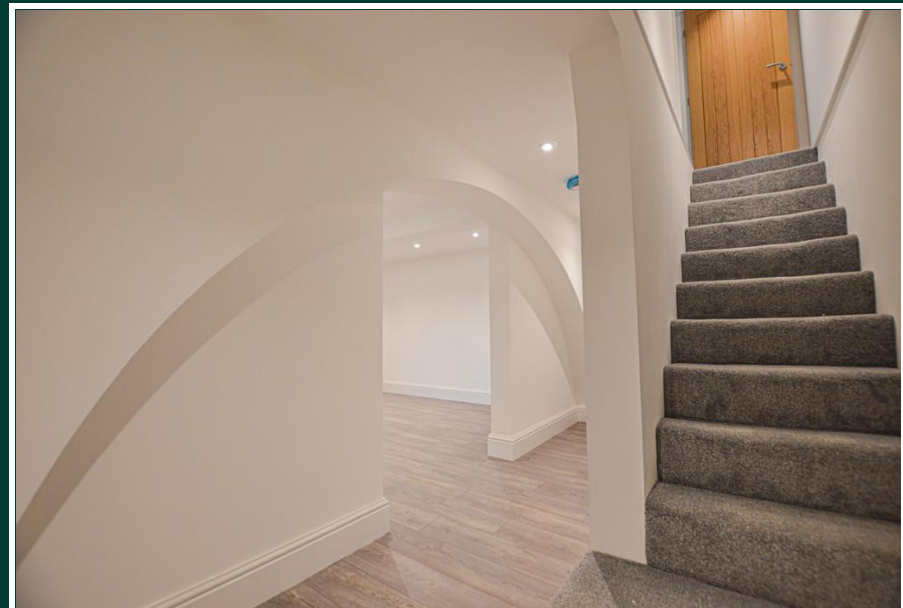


Total area: approx. 267.4 sq. metres (2878.3 sq. feet)



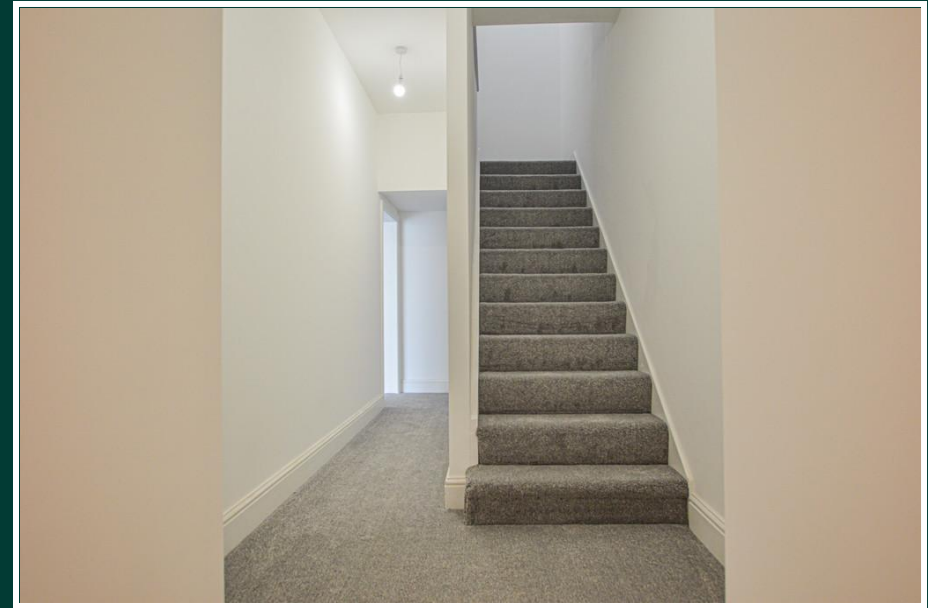


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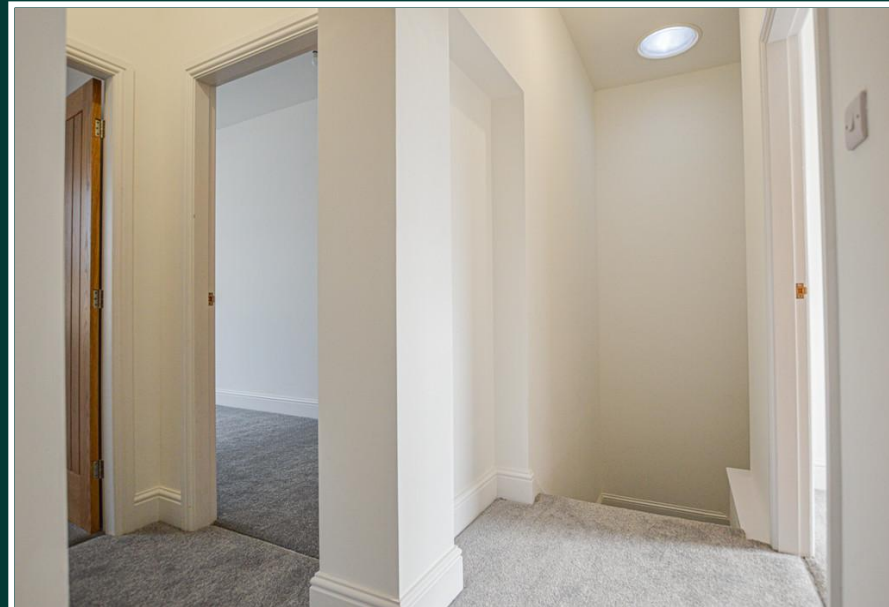
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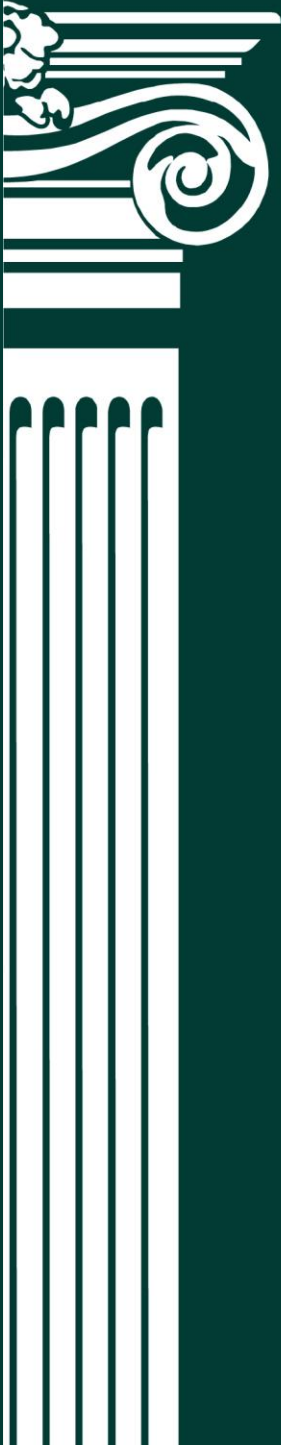
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