



cornerstone  
ESTATE AGENTS

Fernhurst Road  
Mirfield



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Mirfield

Offers in Region of £330,000

BEAUTIFULLY PRESENTED WITH 4 BEDROOMS, 2 KING AND 2 DOUBLES, OUR PROPERTY SITS IN A FAVOURABLE RESIDENTIAL SETTING. WITH AMPLE OFF-ROAD PARKING, A SINGLE INTEGRAL GARAGE AND PRIVATE GARDENS TO THE REAR. REMODELLED TO HAVE A LOVELY DINING KITCHEN AT THE REAR, THE PROPERTY APPRECIATES HIGH END FIXTURES AND FITTINGS.

## PORCH

Stepping into the property via a Blue UPVc door, you can de-cloak before entering the main house.



## SITTING ROOM

This lovely room is decorated beautifully and includes the carpeted staircase which rises to the first floor. The room has a recess under the stairs which increases the dimensions and allows for free standing furniture.

With an engineered hard wearing floor, the room has a curved window which overlooks the well established camellia bush and low window sill which further enhances the view and flow of natural light. A limestone mantle is fitted with an electric fire but the gas pipes are still installed so easy change of heating could be supplied if desired. The owners have taken careful consideration to ensure that wires are hidden within the walls allowing for clean lines.

The room leads to an internal hallway which separates the sitting room from the dining kitchen

## INTERNAL HALLWAY

The internal hallway separates the sitting room and dining kitchen and leads to the integral garage and cloakroom which is partially tiled and includes a low level w.c and small corner wash basin.

The glass and timber doors to both the sitting room and dining kitchen conduct the light through into the hallway perfectly and ensure the house feels light and airy.

## **DINING KITCHEN**

Remodelled, the room is open plan but has a clear designed kitchen and dining area with breakfast bar. The kitchen is a combination of cream and wooden wall and handle less base cabinets. Appliances staying in the kitchen include a Neff microwave oven and grill and Neff hide and slide Pyrolytic oven, washing machine, dishwasher, fridge freezer, 5 ring gas hob with stylish Airforce extractor above and composite cream sink. The contemporary kitchen is completed with a roll top work surface and column white vertical radiator. A hard wearing high quality marble effect vinyl flows throughout the kitchen and dining area.

The dining room has a fabulous botanicals feature wall which works in harmony with the exterior reached via the double patio doors. There is space for a dining table and free standing furniture.

## **LANDING**

The first floor is reached via a staircase in the sitting room. The soft carpeted landing leads to four bedrooms, the house bathroom and has access to the partially boarded loft.

## **BEDROOM ONE**

Positioned at the front elevation, decorated in pale blue, the king size bedroom has ample space for free standing furniture and favourable dimensions.

## **BEDROOM TWO**

Overlooking the gardens and playing fields to the rear, this L-shaped room is currently utilised as the home office. The layout would comfortably support a double bed and like all rooms, is carpeted in soft plush cream.

## **BEDROOM THREE**

Overlooking the front with a storage cupboard, the room with green feature wall again has a great layout and would fit a king bed and additional free standing furniture.

## **BEDROOM FOUR**

A delightful room which currently has a large sliding wardrobe. With a pleasant Winnie the Pooh wallpaper, this room is currently decorated for a baby and supports a cot but would hold a double bed if needed.

## **HOUSE BATHROOM**

Fully tiled in cream, the bathroom comprises of a bath with T-bar mixer shower, wash basin with pedestal and low level w.c. With chrome towel radiator, the room also includes a linen store cupboard.

## GARAGE

With Hormann electric door, the single garage has lighting and electrical sockets. With space for free standing appliances. the garage would fit a small vehicle or motorbikes.

## EXTERIOR

To the front there is a large tarmacadam driveway which comfortably fits two large vehicles. The driveway has a range of established bushes and plants which provide colour and privacy.

A pathway to the side leads down to the rear garden which again is filled with colour and a range of scents from the lavender and other settled plants and bushes.

With a lawn which is ideal for children and pets, the rear garden has a raised flagged patio for garden furniture.

## LOCATION

The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Fernhurst Road. During the 18th century, a canal was constructed through the town linking the River Calder with other rivers in the area. The canal is still in use for recreational users, with duck feeding and angling being popular activities whilst looking out for the occasional kingfisher. Peppered with restaurants and bars along the canal and attractive walks radiating from the centre, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. Great schooling is close at hand. The playing fields for the Outstanding Crowlees Junior and Infant school lie just beyond the grounds of Fernhurst Road, ensuring the property enjoys a lovely open aspect and privacy to the rear. In addition to two high school academies in Mirfield itself, many local students secure places at nearby Heckmondwike Grammar School which is repeatedly ranked as the best state school in Kirklees and Calderdale. Mirfield is provided with a local train station which is 0.9 miles/20minutes' walk (or 4 minutes' drive to the free carpark) with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.

## WHAT3WORDS

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### AGENT NOTES

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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.
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Total area: approx. 1217.9 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or Df Energy Assessors.  
Plan produced using PlanUp.

**Fernhurst Road, Mirfield**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		