



cornerstone
ESTATE AGENTS

Heathfield
Mirfield



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£350,000

A THREE-BEDROOM DETACHED FAMILY HOME. BEAUTIFULLY PRESENTED AND NEWLY DECORATED THROUGHOUT, THIS IMPRESSIVE, DETACHED HOME FEATURES A SPACIOUS KITCHEN-DINER WITH A SEPARATE STUDY/SNUG, A GENEROUS LOUNGE, DOWNSTAIRS CLOAKROOM AND WC.

UPSTAIRS OFFERS TWO DOUBLE BEDROOMS, ONE SINGLE, AND A MODERN SHOWER ROOM. OUTSIDE, THERE'S A LOVELY GARDEN, GARAGE, AND AMPLE OFF-ROAD PARKING—AN IDEAL HOME FOR FAMILIES.

Upstairs offers two double bedrooms, one single, and a modern shower room. Outside, there's a lovely garden, garage, and ample off-road parking-an ideal home for families.

Entrance

A wide, welcoming hallway gives access to the living room, kitchen-diner, WC and guest cloakroom. A deep fitted cupboard offers excellent storage.

Lounge

A spacious lounge, freshly decorated and fitted with new carpet, featuring a charming box bay window that floods the room with natural light.



Kitchen Diner

An extended open-plan kitchen diner offering generous space, including a rear snug area currently used as a study. The kitchen features ample wall and base units, a freestanding cooker, plumbing for a washing machine and dryer, and space for an American-style fridge freezer. The dining area easily accommodates a large table and chairs-perfect for family meals or entertaining.

Landing

Steps lead to a light and airy landing, enhanced by a feature window. Provides access to all bedrooms and the shower room.

Bedroom One

A large double bedroom at the front of the property, boasting stunning views, fresh décor, and fitted wardrobes.

Bedroom Two

A further double having freshly decorated walls fitted furniture and viewed towards the rear garden.

Bedroom Three

A charming single bedroom, currently used as a nursery, featuring fitted furniture and offering a good amount of space.

Shower Room

Fitted with a modern three-piece suite including a large walk-in shower, wash basin, and low-level WC.

Externally

To the front, the property features a well-stocked, colourful rockery and a paved patio leading to the garage. There is ample off-road parking for several vehicles or a motorhome.

The rear offers a fully enclosed garden with a lawn, mature flower borders, and patio areas-ideal for relaxing or entertaining in the summer months.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: D

Parking: Driveway, Garage and On Street

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Full Fibre Broadband

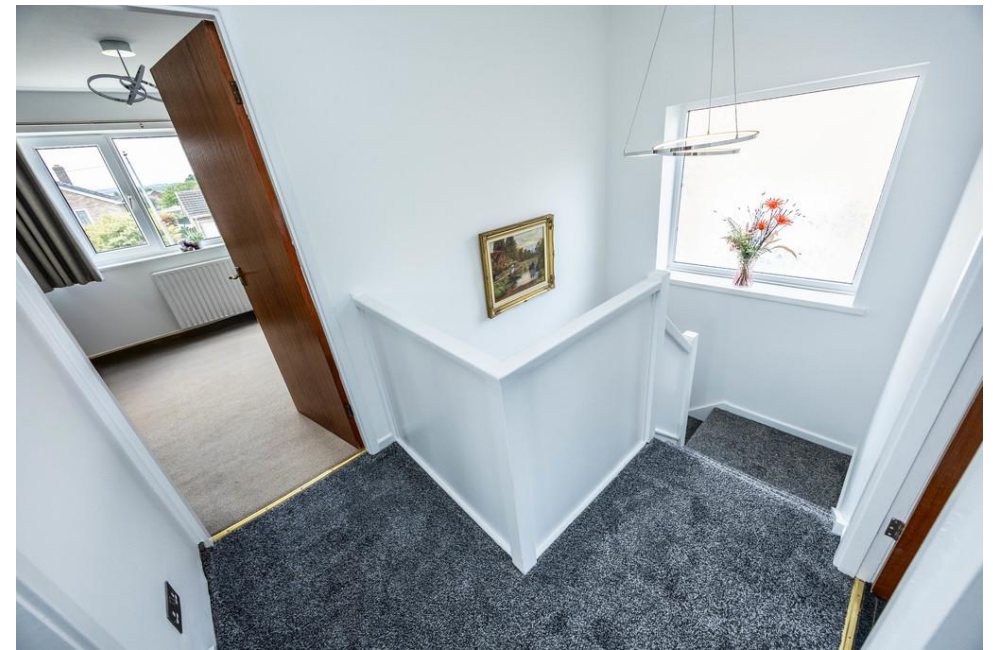
Mobile Coverage: 4G/5G Available - check with your provider.

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 HOMES LTD NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



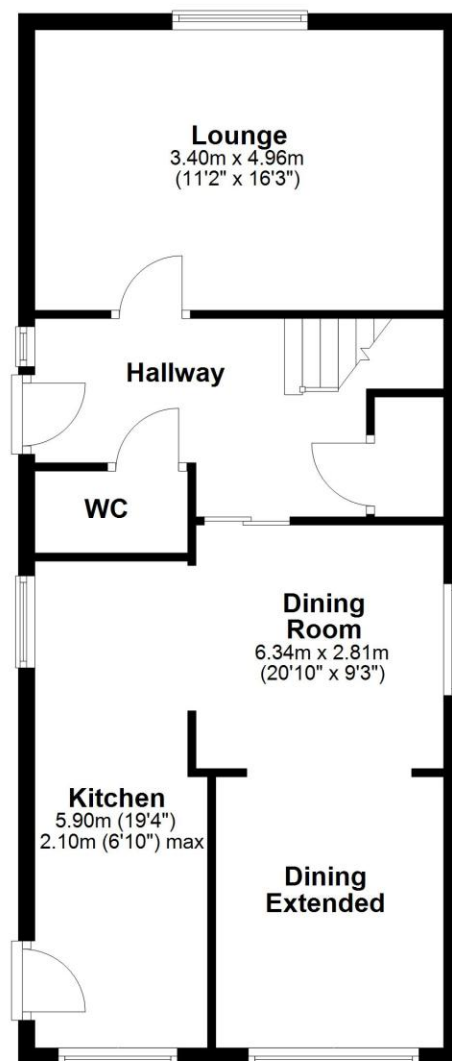






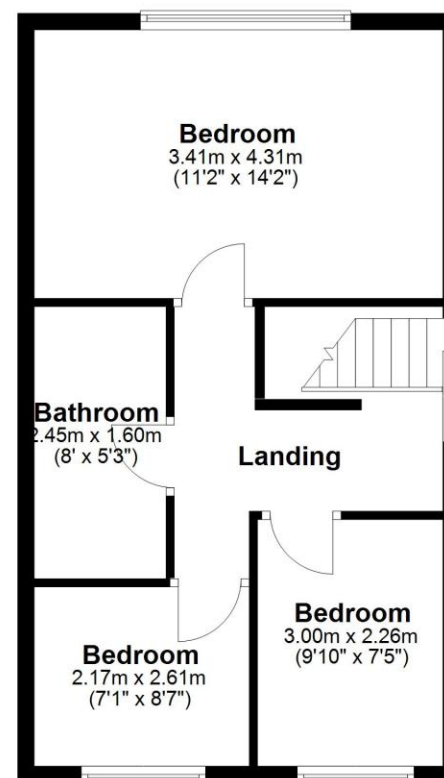
Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 120.9 sq. metres (1301.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		