





Moor View Mirfield

Offers In Region Of £295,000

DELIGHTFUL EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME – NO CHAIN
THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME FEATURES A WELCOMING HALL, LOUNGE WITH LOG BURNER, EXTENDED KITCHEN/DINER WITH UNDERFLOOR HEATING, SEPARATE UTILITY, AND DOWNSTAIRS CLOAKROOM. UPSTAIRS OFFERS TWO DOUBLE BEDROOMS, A SINGLE BEDROOM, AND A MODERN BATHROOM. SET ON A GENEROUS CORNER PLOT WITH GARDENS TO THE FRONT, SIDE, AND REAR. OFFERED WITH NO ONWARD CHAIN.

Ground Floor

Hallway

A warm and welcoming entrance hall featuring a wood-effect floor and modern décor. Stairs sweep up to the first-floor landing. Access to the lounge, internal hallway, and guest WC.

Lounge

A beautifully presented reception room featuring a cosy log-burning stove. Twin windows to both front and rear provide an abundance of natural light. Finished in a neutral modern style.



Kitchen/Diner

This stylish and extended kitchen is the heart of the home, ideal for entertaining. It features an excellent range of wall and base units, integrated oven, five-ring gas hob, dishwasher, fridge, and freezer. Underfloor heating adds comfort, while bifold doors open directly onto the rear garden, blending indoor and outdoor living.

Utility Room & Guest WC

Accessed via an internal hallway, the utility room offers ample space and plumbing for a washing machine and dryer, a sink unit, and room for an American-style fridge/freezer. A side door provides external access. The modern downstairs WC completes the ground floor.

First Floor

Bedrooms

The first floor hosts two well-proportioned double bedrooms and a comfortable single room, all presented in excellent decorative order.

Bathroom

The stylish family bathroom includes a panelled bath with shower over, a contemporary wash basin, and WC.

Exterior

This home sits on a generous plot with beautifully kept gardens wrapping around the front, side, and rear, ideal for family enjoyment and summer entertaining. A garage provides additional storage, and there's ample off-road parking available.

ADDITIONAL INFORMATION

Council Tax: C

EPC: F

Tenure: TBC

Parking: Off Road Parking

UTILITIES

Electric: TBC

Gas: TBC

Water: TBC

Heating: TBC

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G 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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





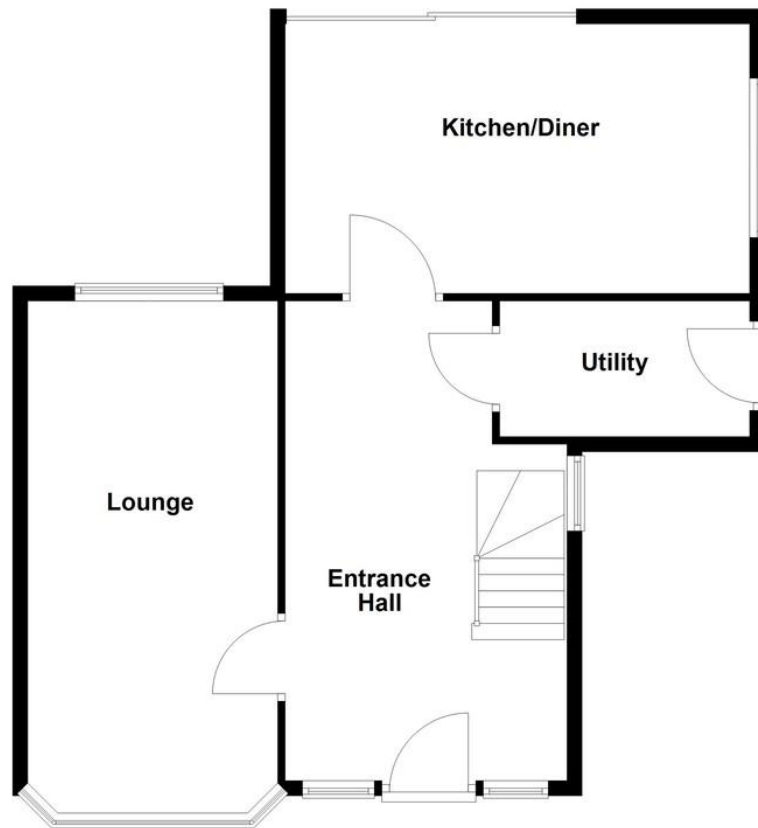




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

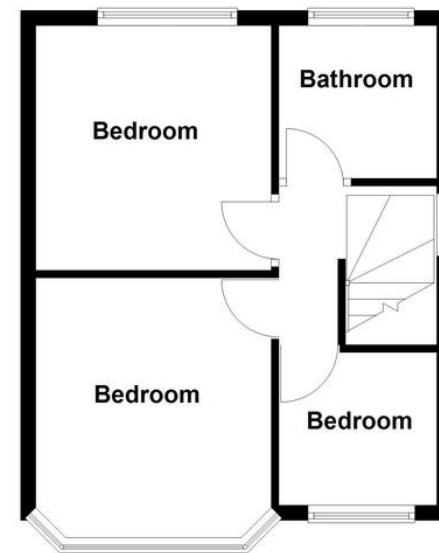
Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)