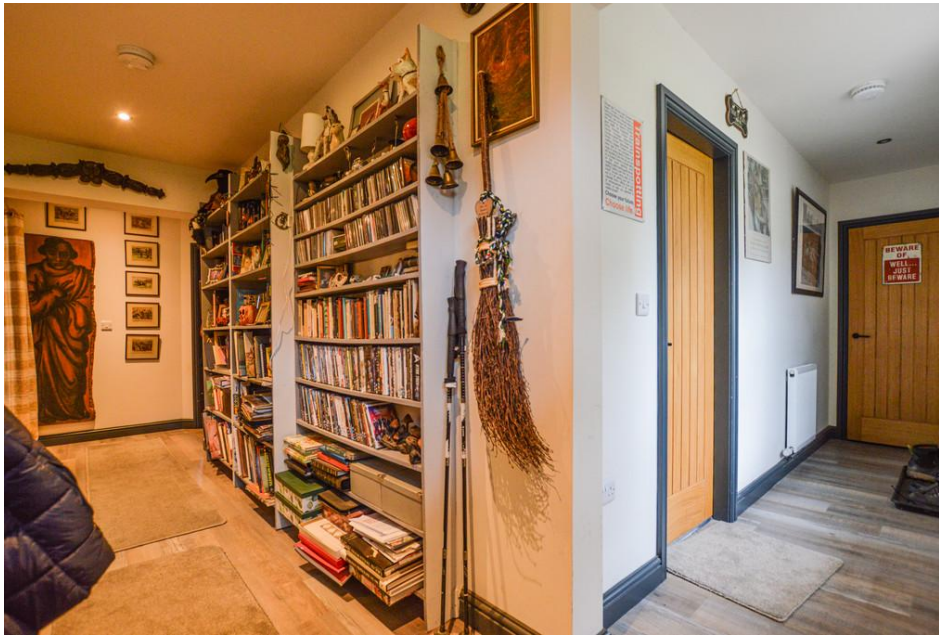




Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Sands Lane Mirfield  
Mirfield



## Sands Lane Mirfield Mirfield

Offers In Region Of £500,000

NESTLED IN A SERENE SMALL HAMLET AMIDST PICTURESQUE COUNTRYSIDE, THIS CHARMING STONE-BUILT PERIOD SEMI-DETACHED BUNGALOW OFFERS A TRANQUIL RETREAT FROM THE BUSTLE OF CITY LIFE. WITH ITS ENDURING STONE FACADE, THIS HOME EXUDES CLASSIC CHARM AND CHARACTER. INSIDE, YOU'LL FIND A COZY LIVING SPACE ADORNED WITH RUSTIC FEATURES, AND A KITCHEN THAT MARRIES MODERN CONVENIENCE WITH VINTAGE ALLURE. THE BUNGALOW BOASTS GENEROUS BEDROOMS AND A WELCOMING AMBIANCE THROUGHOUT. STEPPING OUTSIDE, A VAST EXPANSE OF LUSH GARDENS SURROUNDS THE PROPERTY, PROVIDING A PRIVATE OASIS FOR OUTDOOR ACTIVITIES AND MOMENTS OF RELAXATION. THIS RESIDENCE IS A PERFECT BLEND OF HISTORICAL ELEGANCE AND RURAL TRANQUILITY, MAKING IT AN IDEAL COUNTRYSIDE HAVEN.

## ENTRANCE HALL

Good sized inner entrance hallway leading to all rooms.

## DINING KITCHEN

18' 6" x 14' 5" (5.64m x 4.39m)

Large dining kitchen with space for dining table and cozy sitting area in front of the stove, open plan leading to the garden room. With an array of fitted units with round edge laminate worktops, composite sink, integrated dishwasher, pull out bins, two sets of Neff double ovens and integrated Neff full height fridge and full height freezer, fitted induction hob with cooker hood.



## GARDEN ROOM

16' 4" x 10' 11" (4.98m x 3.33m)

Overlooking the garden with double glazed patio doors, two large skylight windows, flood the light in to this garden room making it a great place to relax.

## UTILITY ROOM

7' 0" x 6' 5" (2.13m x 1.96m)

Useful utility room with worktops, composite sink and plumbing for a washing machine.

## BEDROOM

13' 8" x 12' 9" (4.17m x 3.89m)

Good sized double bedroom with dressing room and en-suite bathroom with modern, fully tiled, bathroom suite comprising P' shaped bath with shower screen and overhead mixer shower and rainfall shower, vanity wash hand basin and wc.

## BEDROOM

13' 5" x 11' 1" (4.09m x 3.38m)

Inner bedroom with skylight, and en-suite shower room comprising three piece suite with double shower cubicle, wash hand basin and wc.

## BEDROOM

14' 010" x 8' (4.52m x 2.44m)

Double bedroom with large en-suite shower room comprising three piece suite with shower cubicle, wash hand basin and wc.

## BASEMENT

14' 11" x 8' 1" (4.55m x 2.46m)

Vaulted cellar.

## GARAGE AND SUN ROOM

Detached timber garage and sun room with large driveway with parking for several cars.

## EXTERIOR

Access through a gated driveway, surrounding mature gardens to the property with an array of shrubs and small fruit trees.

## TENURE

Freehold

## COUNCIL TAX

A

## WHAT3WORDS

///powering,rainfall,field

## EPC

D

## 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.

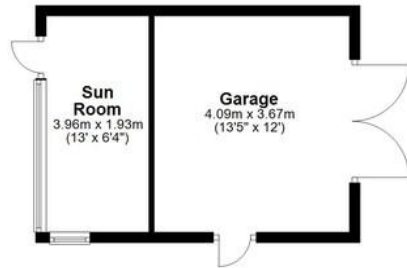
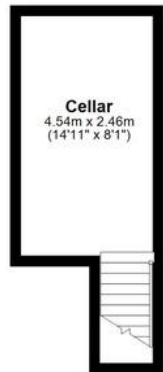
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

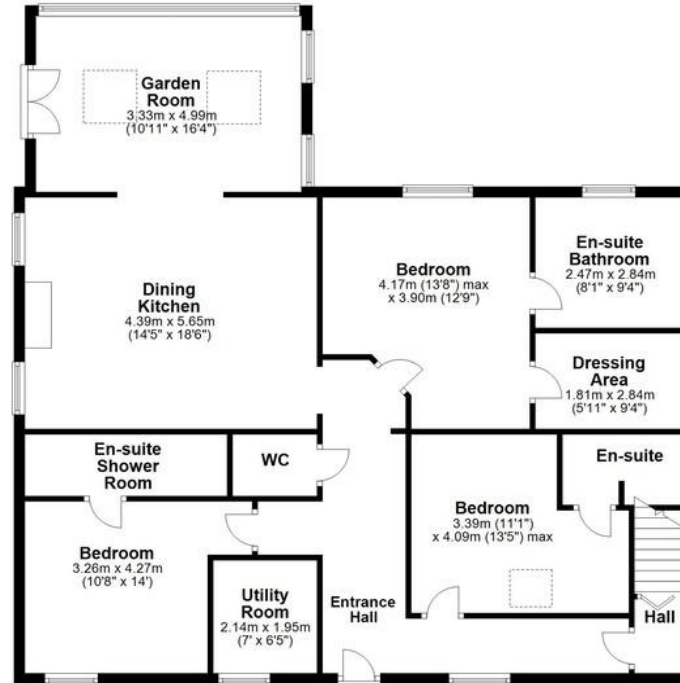




**Basement**  
Approx. 16.3 sq. metres (176.0 sq. feet)



**Ground Floor**  
Approx. 152.2 sq. metres (1638.1 sq. feet)



Total area: approx. 168.5 sq. metres (1814.0 sq. feet)

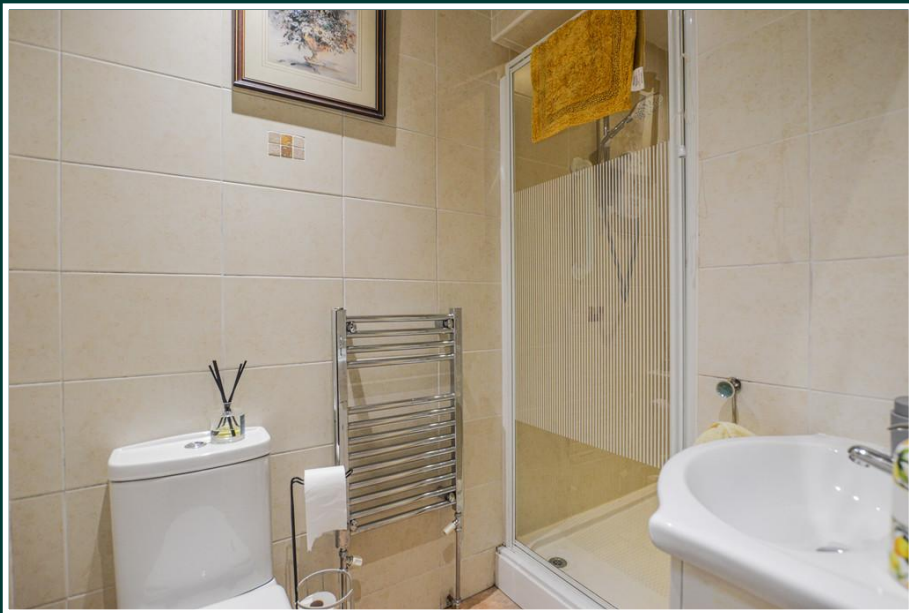


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