



23 Shill Bank Lane, Mirfield, West Yorkshire, WF14 0QA

A deceptively spacious, two-bedroom detached property that has been extended to the rear and has a fabulous open plan ground floor. The property is beautifully presented throughout and an early viewing is highly recommended to fully appreciate everything this fabulous property has to offer.

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General Remarks

Ideally situated in a highly sought after residential area, this detached property has been extended to the rear and offers spacious living accommodation. Offered for sale with NO ONWARD CHAIN a viewing is essential.

The open plan ground floor is perfect for modern living, having a spacious living area with hardwood flooring and French doors to the rear garden. The well-appointed kitchen area has fitted wall and base units, ample worktop space and integrated appliances include; - gas hob, electric oven, dishwasher and plumbing is in place for an automatic washing machine.

On the first floor there are two double bedrooms, both have fitted wardrobes and the larger main bedroom benefits from having a Juliet balcony. The fully tiled bathroom has a modern, four-piece suite comprising; - double walk-in shower, bath, WC and wash basin. The landing

has a useful linen cupboard and provides access to the loft which offers a useful additional storage space.

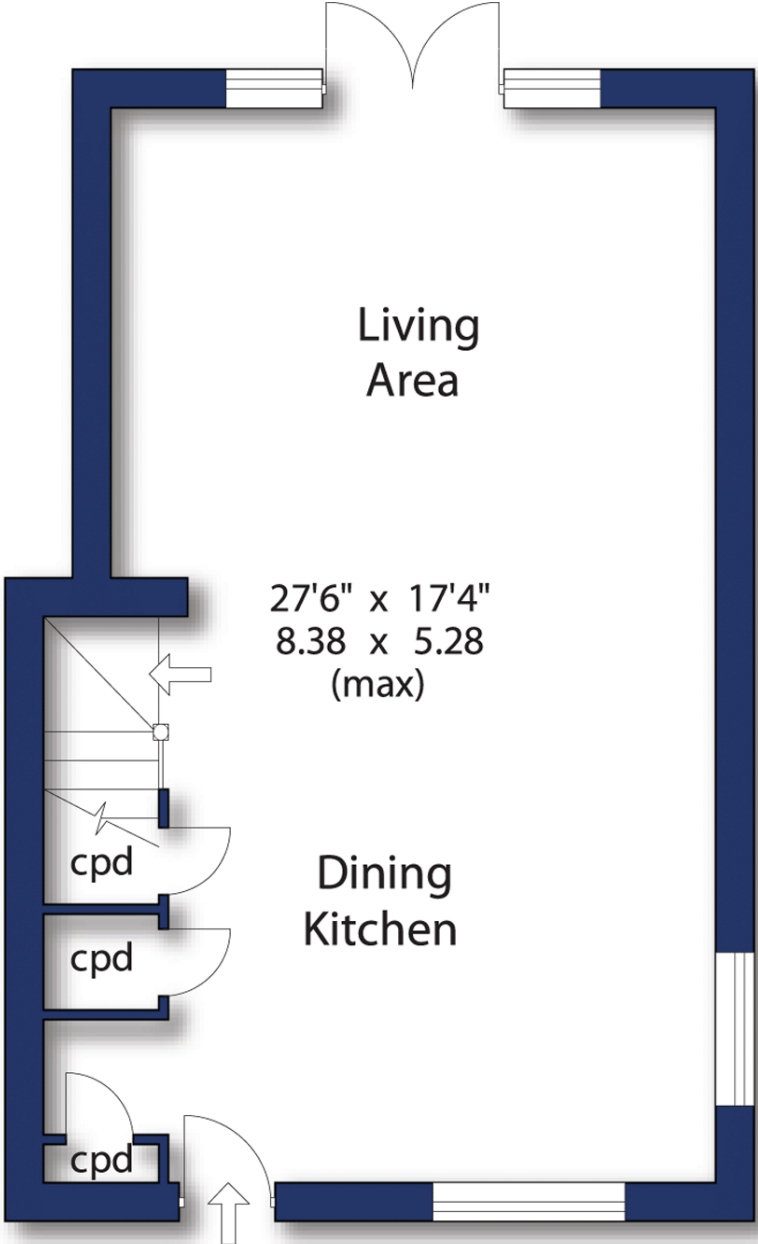
Externally, to the side of the property there is a shared drive leading to the rear garden which is laid to Yorkshire stone and enjoys a high degree of privacy making it an ideal space for relaxing or enjoying a barbecue.



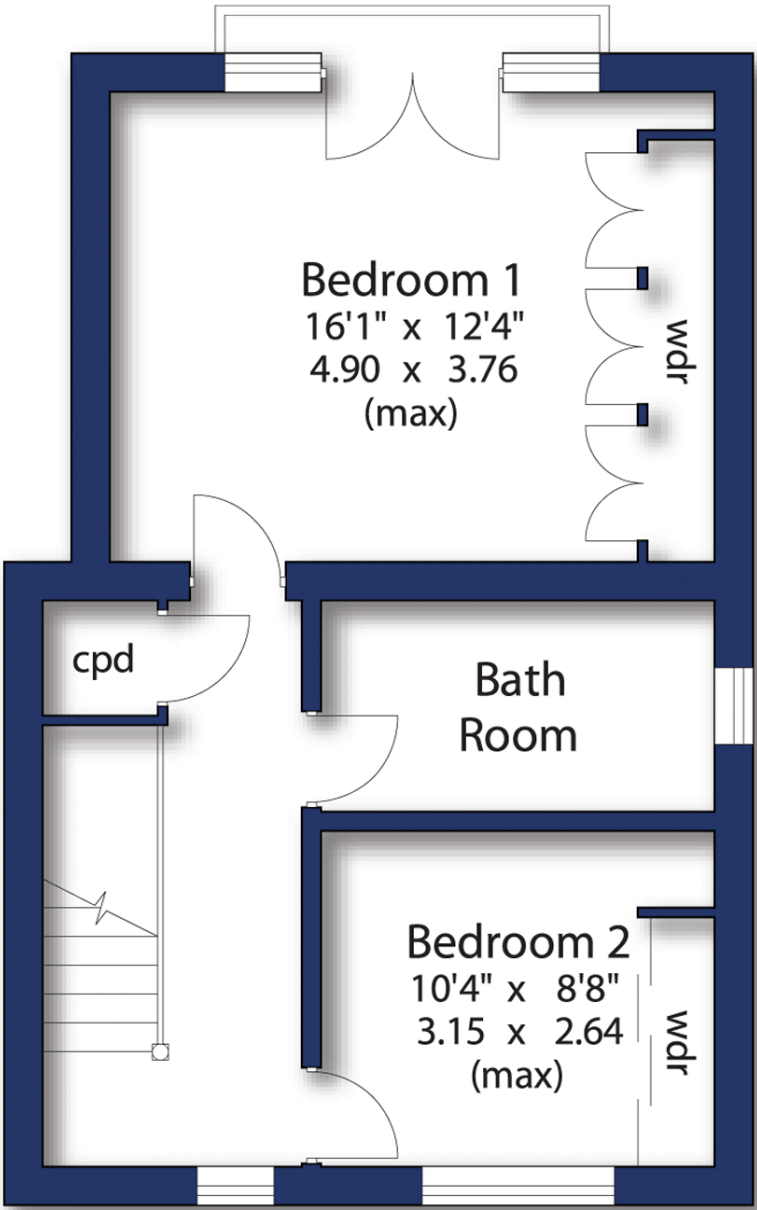




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. On-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

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