



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

Sunways  
Mirfield



## Sunways

Offers In Region Of £525,000

AN IMPRESSIVE STONE-BUILT FOUR-BEDROOM DETACHED FAMILY HOME, LOCATED ON A SMALL CUL-DE-SAC AMONGST SIMILAR HIGH-CALIBRE HOMES IN A WELL-REGARDED AND POPULAR RESIDENTIAL AREA, THIS IMPRESSIVE STONE-BUILT FOUR-BEDROOM DETACHED FAMILY HOME IS A MUST-SEE.

Situated in Mirfield, a prime commutable location, Mirfield station offers regular daily direct trains to London, Leeds and Manchester. It also provides great access to the M62 motorway, local shopping, and excellent schools. The home features a well-appointed interior with a gas central heating system and sealed unit double glazing throughout. The ground floor comprises an entrance hall, downstairs W.C., living room, dining room, conservatory, dining kitchen, garden room, and utility room. On the first floor, the landing leads to a master bedroom with an en suite shower room, three additional bedrooms, and a family bathroom. Externally, the property boasts a double-width block-paved driveway leading to a double garage with an electric up-and-over door, along with front and a Southerly facing rear garden.

#### **Ground Floor:**

**Entrance Hall:** Accessed through a hardwood timber panel and frosted glazed door, the entrance hall features frosted sealed unit double glazed windows for additional natural light. It includes two ceiling light points, a central heating radiator, wood laminate flooring, and a storage cupboard beneath a spindled return staircase leading to the first floor.



**Downstairs W.C.:** Includes a frosted sealed unit double glazed window, ceiling light point, half tiled walls, tiled floor, central heating radiator, and a suite with a vanity unit incorporating a wash basin and low flush W.C.

**Living Room:** this generously proportioned principal reception room features hardwood double glazed windows at the front and sliding uPVC and sealed unit double glazed patio doors at the rear. It includes two ceiling light points, ceiling coving, three wall light points, two central radiators, and a feature fireplace with a timber surround, marble inset, and a coal effect gas fire on a marble hearth.

**Dining Room:** accessible through twin timber panelled doors from the hallway. It includes a ceiling light point, ceiling coving, central heating radiator, wood laminate flooring, and two tall sealed unit double glazed windows alongside sealed unit double glazed French doors opening into the conservatory.

**Conservatory:** it features PVCu double glazed windows and French doors, offering views of the rear garden and beyond. It includes two wall light points, a central heating radiator, and tiled flooring.

**Breakfast Kitchen:** It includes sealed unit double glazed windows overlooking the rear garden, inset ceiling downlighters, pelmet downlighters, a central heating radiator, tile effect flooring, and a range of ivory base and wall cupboards with timber effect worktops and tiled splashbacks. It features a stainless steel sink with a chrome mixer tap, a five-burner stainless steel gas hob with an extractor hood, a AEG electric double oven, an integrated Bosch fridge and freezer, and a Bosch integrated dishwasher. A door opens into the garden room.

**Garden Room:** Featuring two Velux double glazed windows, a ceiling light point, timber and sealed unit double glazed windows, and timber and double glazed French doors to the rear garden. The Garden room also includes a central heating radiator, wood laminate flooring, a wall-mounted electric flame effect fire, and a door to the utility room.

**Utility Room:** it includes a sealed unit double glazed window to the rear, ceiling light point, tiled floor, central heating radiator, a courtesy door to the garage, base and wall cupboards, a worktop with an inset single drainer sink and mixer tap, tiled splashbacks, plumbing for a washing machine, and space for a tumble dryer.

**First Floor:**

**Landing:** Featuring an arch sealed unit double glazed window providing ample natural light, ceiling light point, loft access, and a central heating radiator. Access to the following rooms:

**Master Bedroom:** this double room includes a sealed unit double glazed window overlooking the rear garden with far-reaching views, ceiling light point, inset ceiling downlights, fitted wardrobes, overhead cupboards, a fitted dressing table, and a central heating radiator. It has an en suite shower room.

**En Suite Shower Room:** it includes a frosted sealed unit double glazed window, inset ceiling downlights, extractor fan, half tiled walls, tiled floor, shaver socket, ladder style heated towel rail, and a suite with a wall-hung vanity unit incorporating a Villeroy and Boch hand wash basin with Hansgrohe chrome mono bloc

tap, wall-hung Villeroy and Boch low flush W.C. with Grohe concealed cistern, and a corner shower cubicle with chrome fittings.

**Bedroom Two:** this double room includes sealed unit double glazed windows to the front, ceiling light point, central heating radiator, and fitted wardrobes.

**Bedroom Three:** this double room includes sealed unit double glazed windows overlooking the rear garden with views beyond, ceiling light point, and central heating radiator.

**Bedroom Four:** it includes a sealed unit double glazed window to the rear with views beyond, ceiling light point, central heating radiator, and a bi-fold panelled door to a storage cupboard with a central heating radiator.



**Bathroom:** Comprising a frosted sealed unit double-glazed window, inset ceiling downlighters, extractor fan, part-tiled walls, tiled floor, chrome ladder-style heated towel rail, shaver socket, and a white suite with a panelled bath featuring a hand shower and thermostatically controlled shower over the bath. Additionally, it includes a bi-fold shower screen with chrome fittings, a pedestal wash basin with a chrome monobloc tap, and a low flush WC.

**Outside:**

**Parking:** The property features a double width block paved driveway leading to an attached double garage measuring 17'8" x 17'9" (5.38m x 5.41m). The garage includes an electric up-and-over door, a courtesy door to the utility room, frosted sealed unit double glazed windows to the side elevation, power, light, a cold water tap, and a wall-mounted Vaillant gas fired central heating boiler.

**Gardens:** The front garden includes a lawn with planted trees and shrubs, two steps up to a wide flagged pathway leading to the front door. A flagged pathway with a timber hand gate on the left side provides access to the rear garden. The right side also has a timber hand gate and flagged pathway leading to the rear. The rear garden features two patio areas, a shaped lawn, planted trees, flowers, and shrubs, a greenhouse in the top right corner, outside power points, coaching lighting, additional exterior lighting, and an outside cold water tap.

**ADDITIONAL INFORMATION**

Tenure: Freehold  
Council Tax: Band F  
EPC: D  
Parking: On Drive, Garage

**UTILITIES**

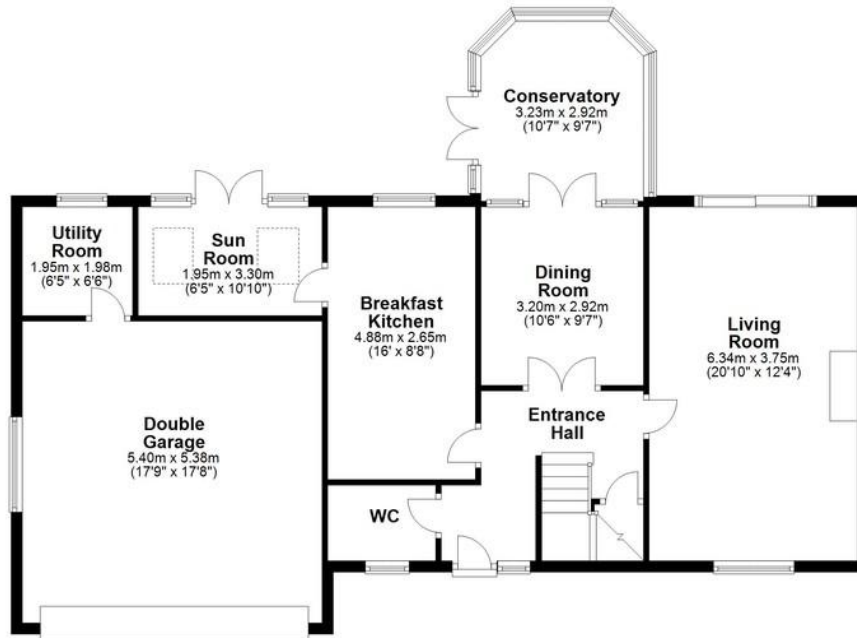
Gas: Mains  
Electric: Mains  
Water & Drainage: Mains  
Heating: Gas Fired Central Heating  
Broadband: Ultrafast Full Fibre Broadband Available  
Mobile Coverage: 4G/5G Available - check with your provider.

**AGENT NOTES**

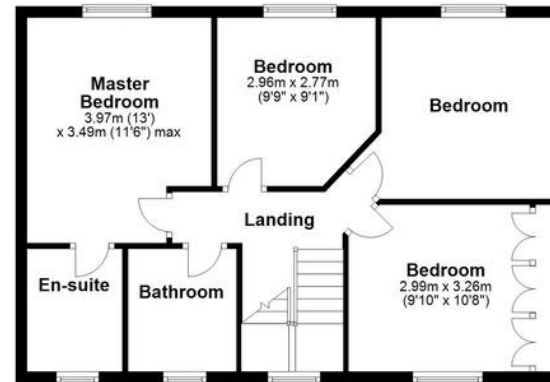
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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**Ground Floor**  
Approx. 110.4 sq. metres (1187.9 sq. feet)

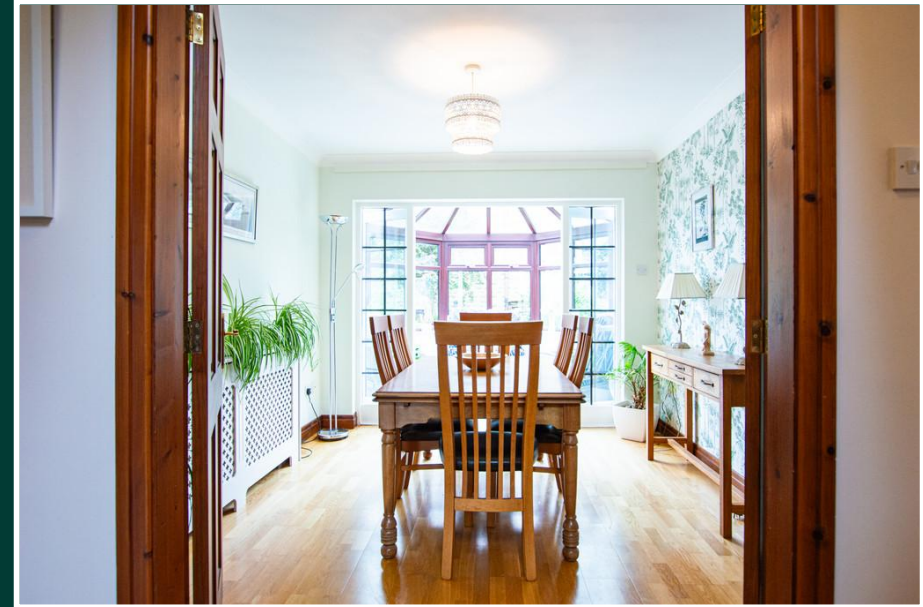
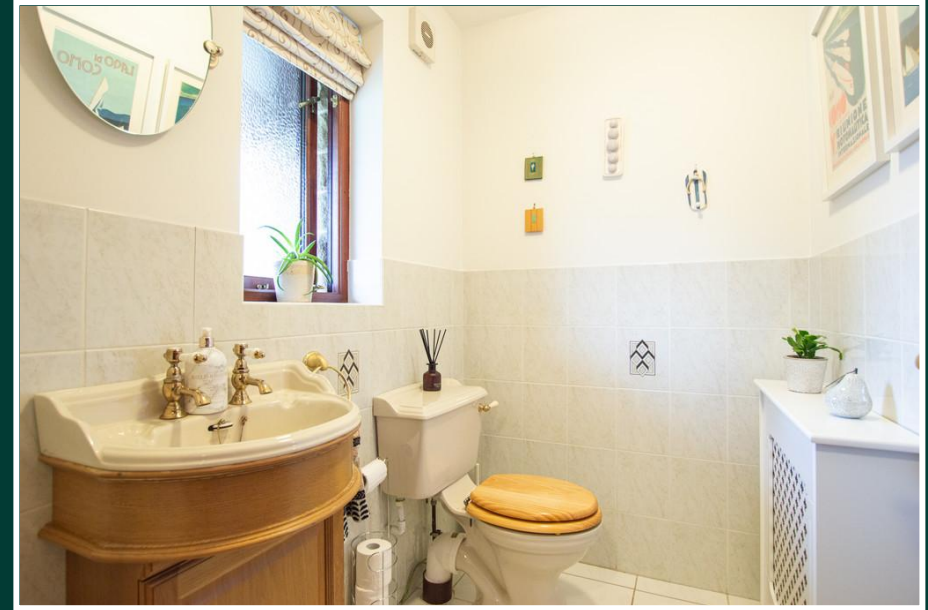
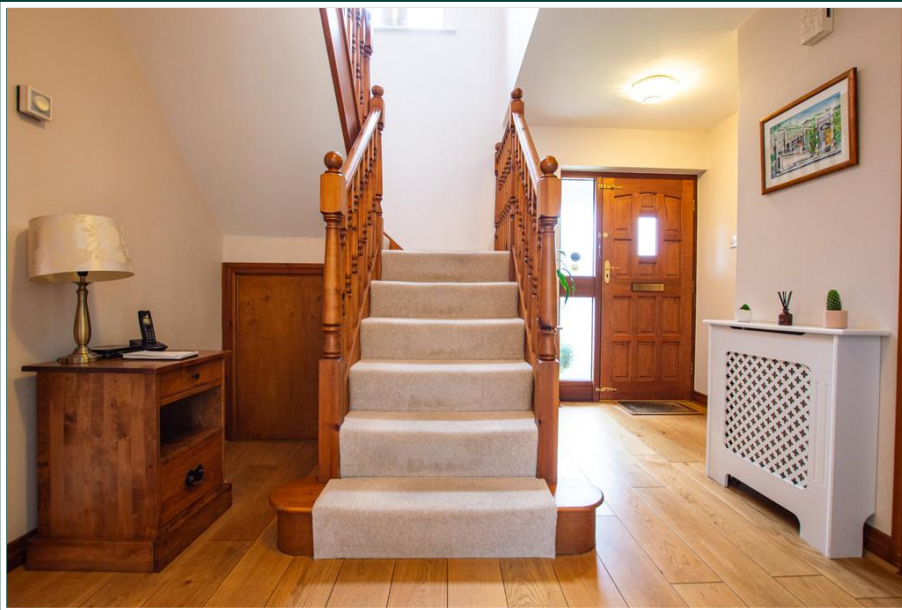


**First Floor**  
Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 170.7 sq. metres (1837.3 sq. feet)





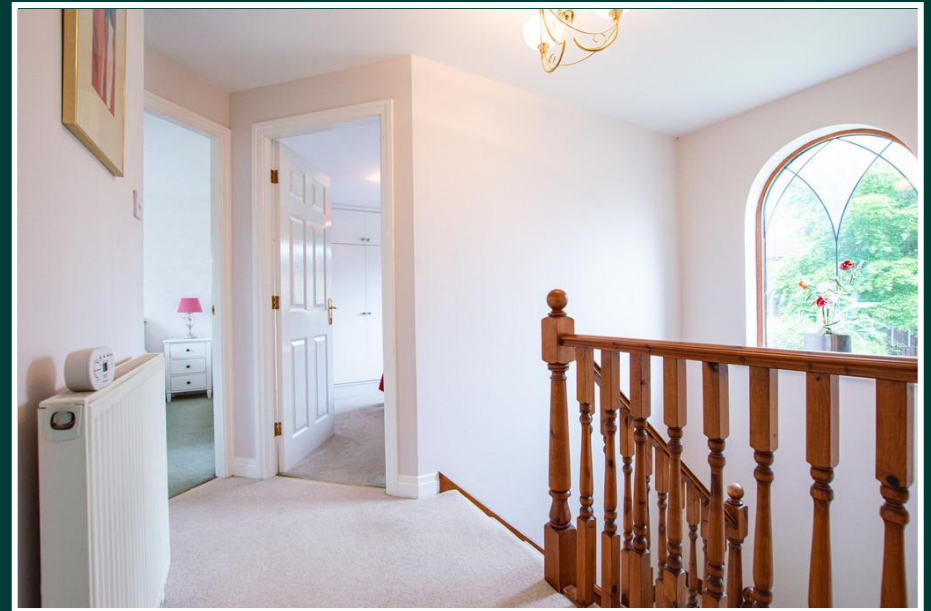
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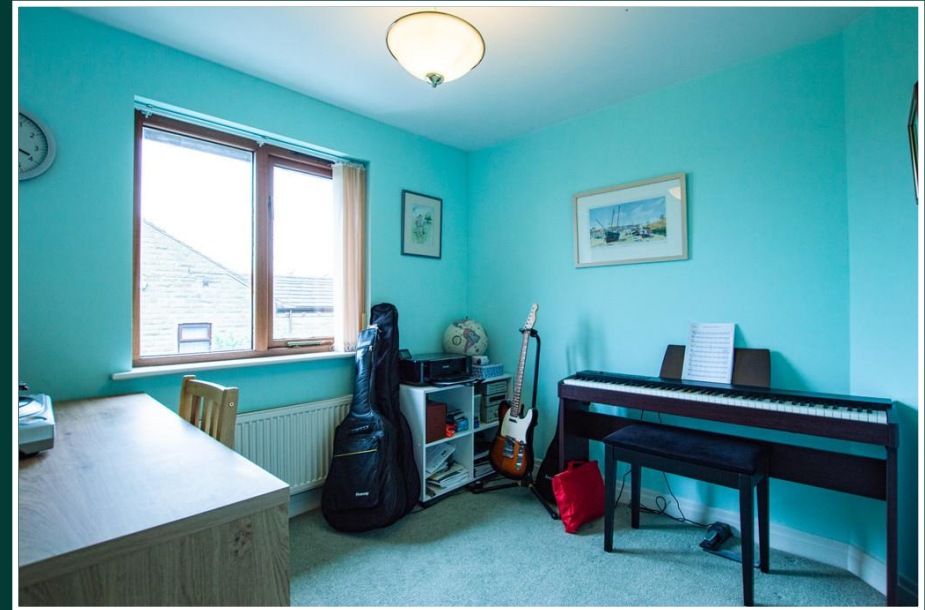




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