



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Nab Lane
Mirfield



Nab Lane Mirfield

Offers in Region of £450,000

OUR 3 BEDROOM DETACHED BUNGALOW SITS BEHIND SECURED GATED PARKING WITH DOUBLE GARAGE AND SEPARATE STAND ALONE GARDEN ROOM. WITH UNIQUE ARCHITECTURE AND INTERIOR DESIGN WITH A MEDITERRANEAN ASPECT, THE PROPERTY ENJOYS AN ELEVATED POSITIONING ALLOWING FOR STUNNING COUNTRYSIDE VIEWS.

Residing behind secured gated parking our 3 bedroom detached property with accommodation over one floor appreciates wrap around gardens in very spacious grounds that have been designed to enjoy the elevated view point and seating stations placed around the property to enjoy sunshine all day long.

The moment you enter through the gates you realise the unique architecture as you are welcomed into the glazed atrium. The property continues to mesmerise as you encounter a timeless design with internal glass walls and bespoke features throughout. The utility room offers a separate closed off laundry facility away from the main open plan breakfast kitchen that flows on into the formal dining area and sun room.



The property has been arranged and designed to maximise on its fortunate placement to enjoy the countryside views. The sun room opens up onto a timber veranda that wrap's around the majority of the property. Offering plentiful space for large garden furniture, it is a wonderful sun trap and place to admire the scenery.

The kitchen has been installed with all modern appliances that provide opulence and comforts to the homeowner. With Samsung American fridge freezer, coffee maker, microwave, 4 ring induction hob and chimney extractor, electric grill and separate oven, wine cooler and dishwasher. The cabinets are blended high gloss cream and black drawers and a small breakfast bar is an added bonus for grabbing that quick bite to eat.

The sun room with mirrored wall produces a great holiday feel, you can easily imagine yourself seated looking out over the gardens and viewpoint beyond. Able to accommodate a large dining table and family seating, this location offers versatility to a new owner.

The large sitting room with internal glass wall and bespoke glazing to the gardens is carpeted for that cosy toes comfort on a winters day and again holds large family seating.

The bedrooms offer two large king/double rooms, one with direct access to the veranda, and a very generous single with fitted furniture. They all have access to the house bathroom. Again designed with the Mediterranean in mind, this very spacious bathroom will not disappoint with floating undulating double basins, large corner bath, jacuzzi shower and close coupled toilet, the bathroom is fully tiled and is equipped with vanity cabinet, large over sink mirror and chrome towel radiator.

The garden room with fixed slate roof could make an ideal office or just cosy music, reading space in which to relax and enjoy the colourful gardens.

Within walking distance to Battyeford Primary school, Nab Lane also has a local supermarket and well regarded butchers close to hand. Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life.

Offered with a free carpark, Mirfield is provided with a local train station which is 650meters/5 mins walk with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.



EXTERIOR

One could not imagine that beyond the gates lay such spacious gardens with all the hard work done for you.

A large tarmacadam driveway draws you in, leading toward the double garage that has further integral access from the glass atrium connecting the garage with the main property. This allows for ease of access for further appliances such as chest freezer if so desired.

The gardens wrap around the whole property, providing differing aspects and seating zones in which to enjoy the various established plants and foliage and wildlife they entice. To the rear the property has a raised decked patio with walled garden and work station for potting. Extra storage space is available with the provisions of secured out building arrangements and the flooring is a mixture of pebbles and flags.

The garden to the views consists of a slightly sloping lawn and timber veranda that has been adorned with various seating to capture the sun throughout the day. Added to this, the bonus of a garden room the property spoils you with choices on where to relax and enjoy the tranquil setting. Entirely private from the exterior, the gardens enjoy a fabulously elevated positioning that really create a special location offering countryside appeal with all local amenities to hand.

The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Nab Lane. During the 18th century, a canal was constructed through the town linking the River Calder with other rivers in the area. The canal is still in use for recreational users, with a high popularity of the pastime "duck feeding" being present along the waters edge. Peppered with restaurants and bars along the canal and attractive walks, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. Offered with a free carpark, Mirfield is provided with a local train station which is 650meters/5 mins walk with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.

WHAT3WORDS

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AGENT NOTES

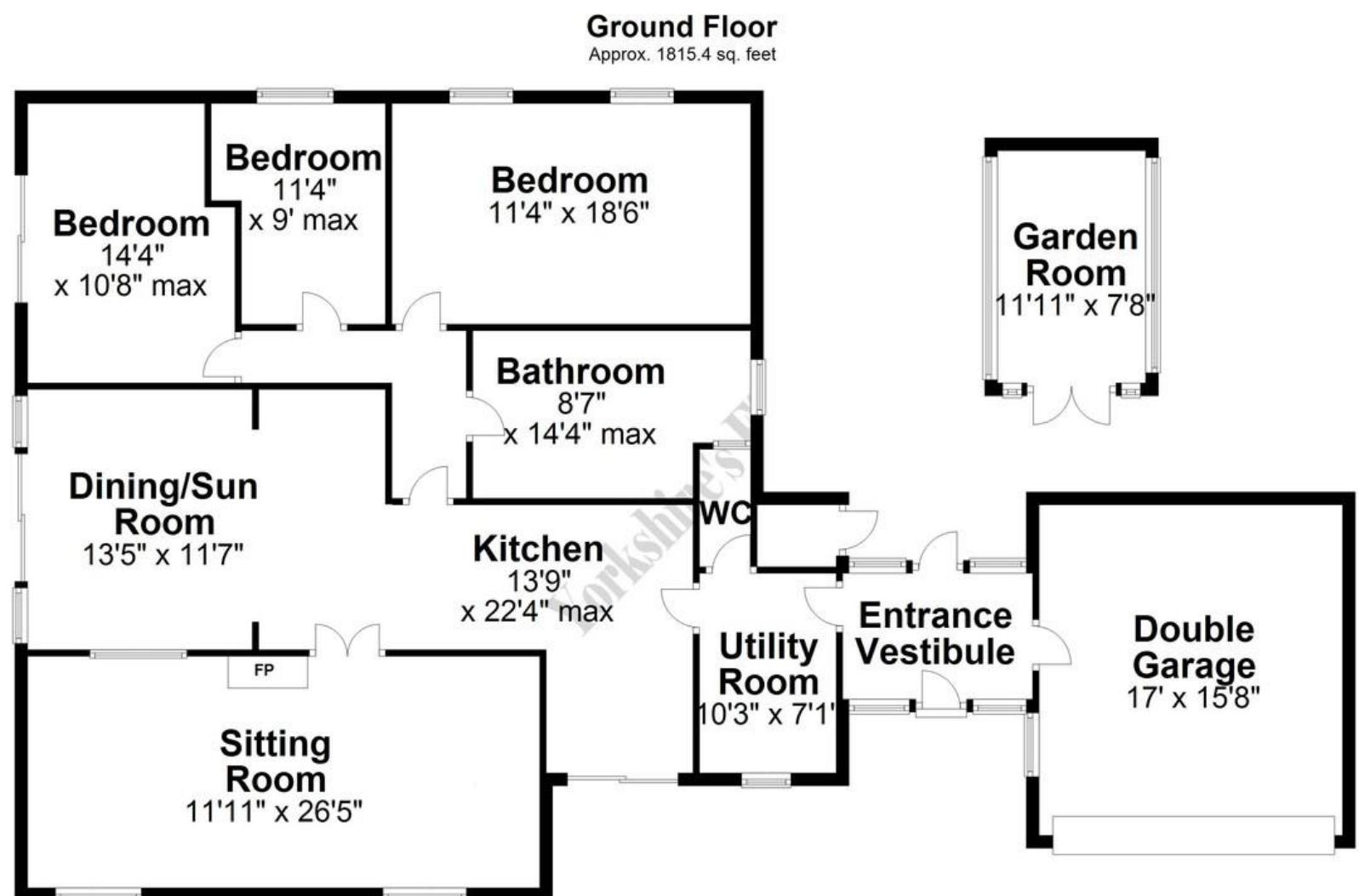
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Total area: approx. 1815.4 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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