



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

The Beeches, Francis Street
Mirfield



The Beeches, Francis Street Mirfield

Offers In Region Of £839,950

TUCKED AWAY DOWN A PRIVATE LANE WITH LIMITED PASSING TRAFFIC AND A SWEEPING DRIVEWAY IS THIS REMARKABLE OASIS APPROACHING 1 ACRE WITH A REFINED, ARCHITECT DESIGNED DETACHED HOUSE. OFFERING A HIGH DEGREE OF PRIVACY AND SECURITY THE BEECHES COMMANDS STUNNING FAR REACHING RURAL VIEWS AND HAS BEEN DESIGNED INTERNALLY TO BE FLOODED WITH NATURAL LIGHT AND KEY ROOMS POSITIONED TO BEST TAKE ADVANTAGE OF THE WONDEROUS VISTA OF THE HILLSIDE AND GREEN FIELDS. THE GROUNDS PREVIOUSLY HAS PLANNING PERMISSION GRANTED FOR AN ADDITIONAL DETACHED DWELLING IN THE GARDEN WHICH HAS SINCE LAPSED.



The house is of solid construction from natural Yorkshire stone and mahogany hardwood windows which has been immaculately maintained and boasts all mains services, an abundance of storage space, integral double garage, high end kitchen with under floor heating having Miele and Gaggenau fitted appliances in addition to versatility in how the accommodation can be used and a sophisticated security system including CCTV and alarm. Built to the owners exacting specification 45 years ago, it has been in the family since it was constructed with 4 double bedrooms, three reception rooms and high quality bathrooms.

The grounds are a landscaped delight with formal gardens, extensive verdant lawned areas, mature boundaries which enhance privacy, south facing alfresco dining terrace, poly tunnel with kitchen garden and an abundance of parking.

Ideally located in the much sought after Mirfield with its fashionable bars, bistros and boutiques good local amenities, highly regarded local schooling and close by the motorway network and Mirfield train station with its direct service to both Leeds and London

COUNCIL TAX F

WHAT3WORDS

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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.

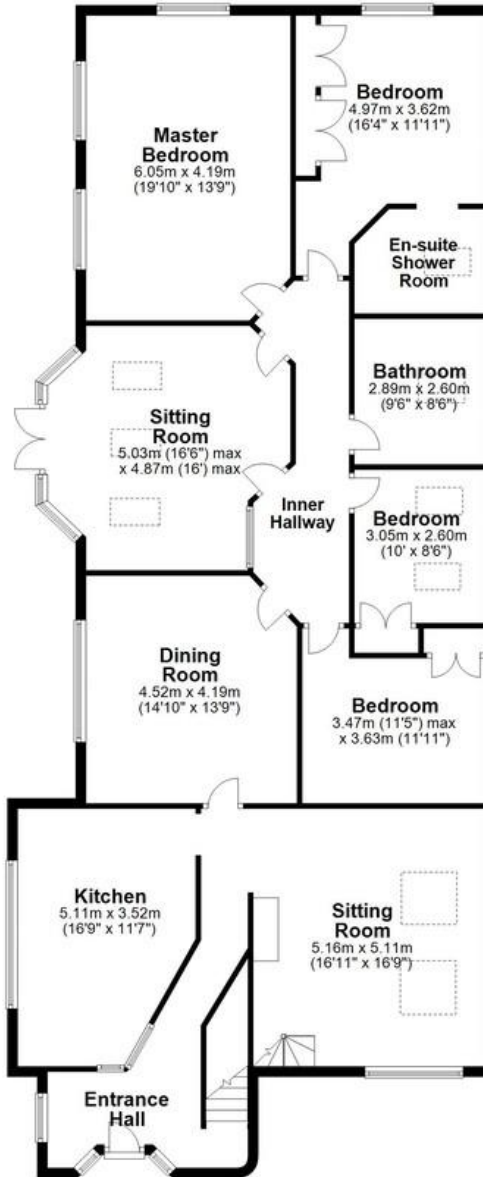
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



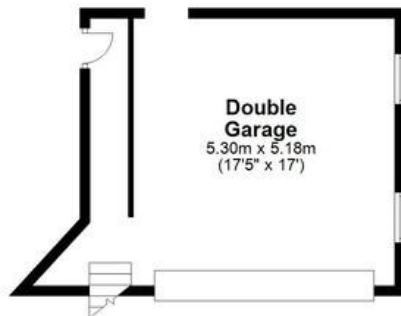
Ground Floor

Approx. 184.3 sq. metres (1983.9 sq. feet)



Lower Ground Floor

Approx. 32.7 sq. metres (352.5 sq. feet)

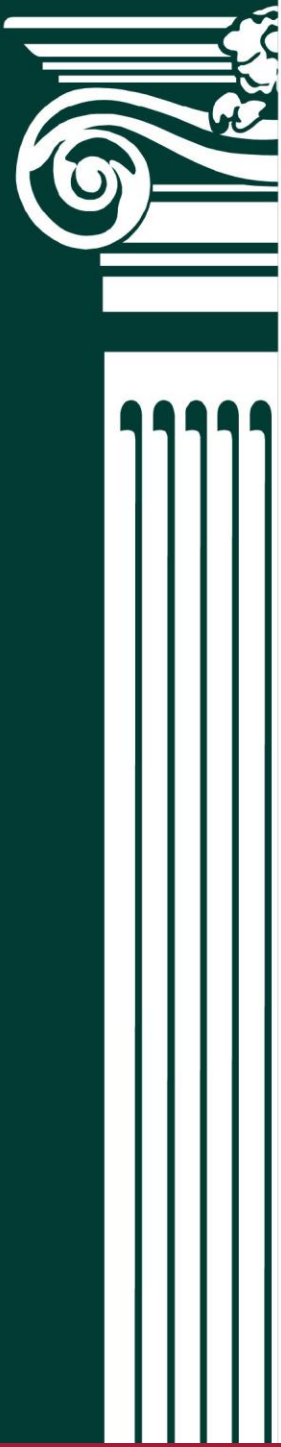


Mezzanine

Approx. 9.4 sq. metres (101.5 sq. feet)

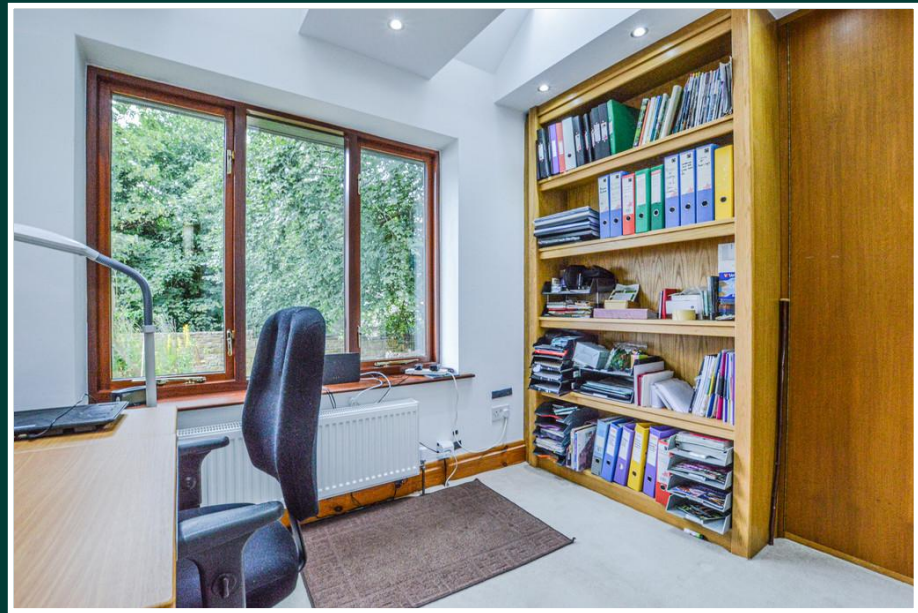


Total area: approx. 226.5 sq. metres (2437.9 sq. feet)



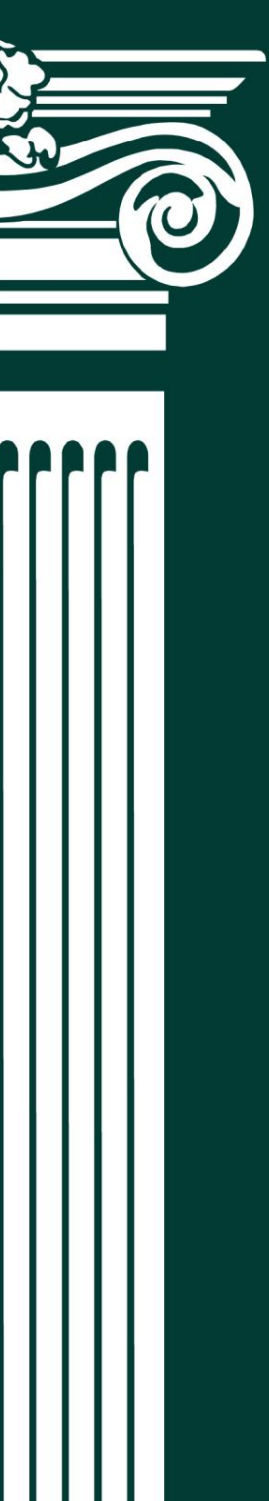


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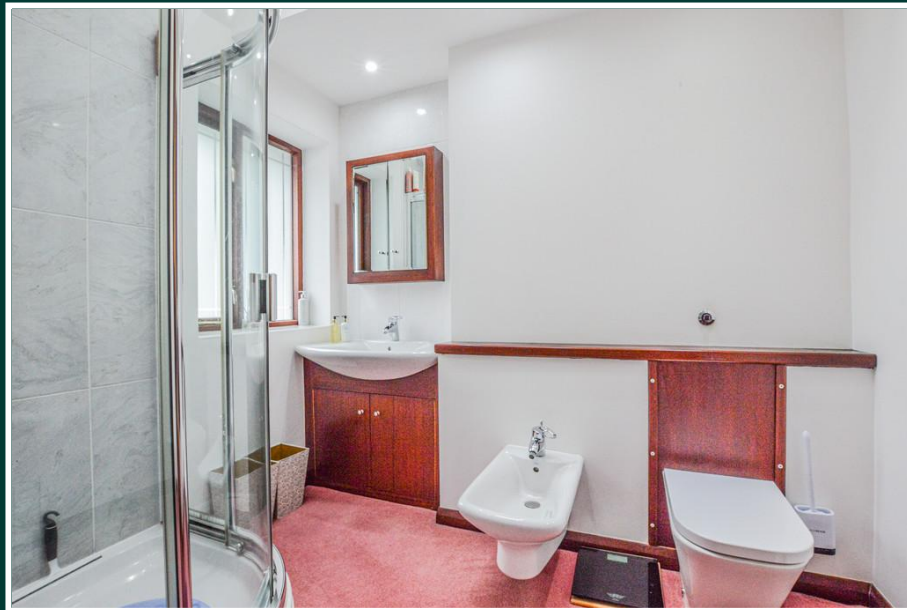


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