reloc8
estate agents







20 Calder View, Mirfield, WF14 8JD

£70,000

- Conveniently Located
- Open-Plan Living
- Allocated Parking
- No upper chain
- Master Ensuite
- Great rental yield

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

hello@reloc8properties.com
www.reloc8properties.com

20 Calder View, Mirfield WF14 8JD

TWO BEDROOM FIRST FLOOR APARTMENT

Ideally situated within walking distance of Mirfield town centre and a range of local amenities.

Offering spacious open-plan living accommodation, two good-sized bedrooms, a master bedroom with ensuite, allocated parking and communal gardens, this property would make an excellent purchase for a first-time buyer, downsizer or buy-to-let investor.

2 2 1 C

Council Tax Band: B











THE PROPERTY
The apartment is accessed via a communal entrance, with the main door opening into a welcoming entrance hallway. Doors lead through to the open-plan living kitchen, bathroom and two bedrooms.

OPEN-PLAN LIVING KITCHEN
A generous open-plan living and kitchen area providing plenty of space for both comfortable seating and dining furniture.

The living area is carpeted, while the kitchen benefits from tile-effect vinyl flooring. The kitchen is fitted with a range of wall and base units, stainless-steel sink and drainer, and an integrated electric oven.

There is plumbing for a washing machine and space for a freestanding fridge freezer. Two front-facing windows provide excellent natural light to the room.

MASTER BEDROOM
A spacious double bedroom offering ample room for bedroom furniture. A useful storage cupboard houses the boiler.

The room benefits from a front-facing window and a door leading directly to the ensuite shower room.

ENSUITE
Fitted with a shower, low-flush WC, pedestal wash basin and heated towel radiator.

BEDROOM TWO
A well-proportioned second bedroom, currently used as a guest bedroom and home office. The room benefits from a front-facing window.

FAMILY BATHROOM
A modern bathroom suite comprising bath, pedestal wash basin, low-flush WC and heated towel radiator, with part-tiled splashback areas.

OUTSIDE & PARKING
To the rear of the property is a dedicated parking area with one allocated parking space. Additional visitor spaces are available to the front.





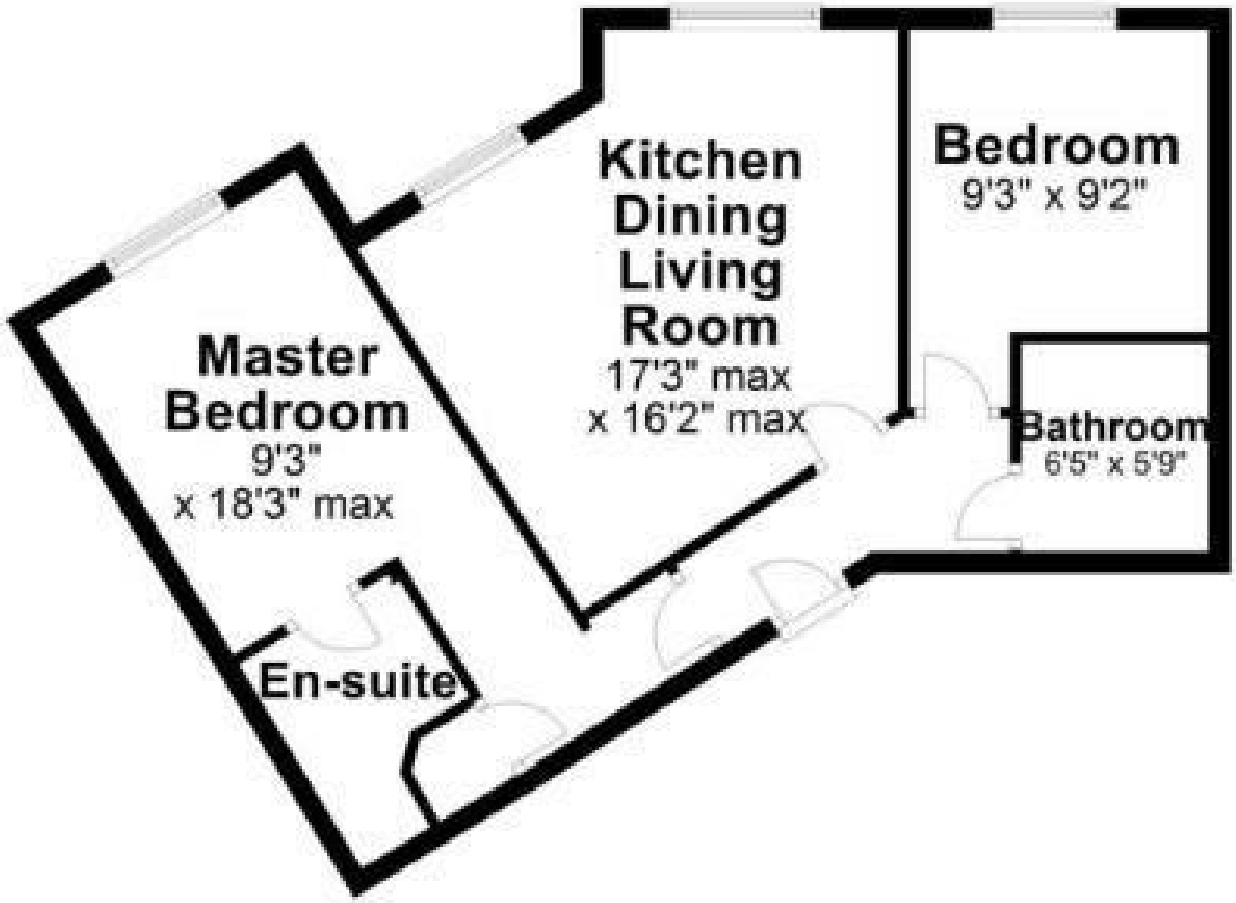






First Floor

Approx. 586.1 sq. feet





8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

hello@reloc8properties.com
www.reloc8properties.com