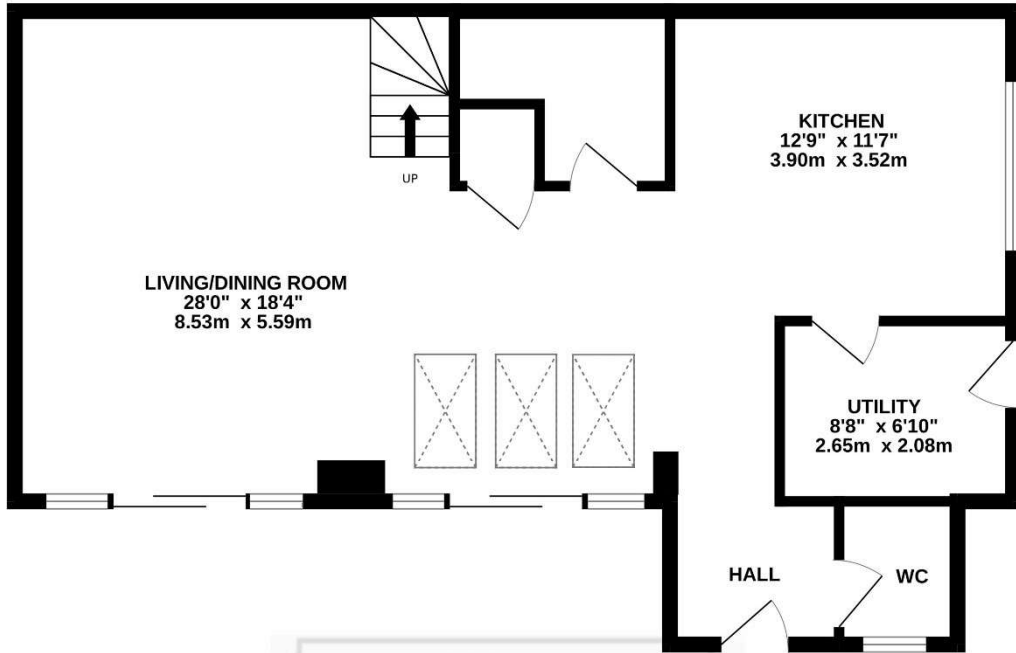


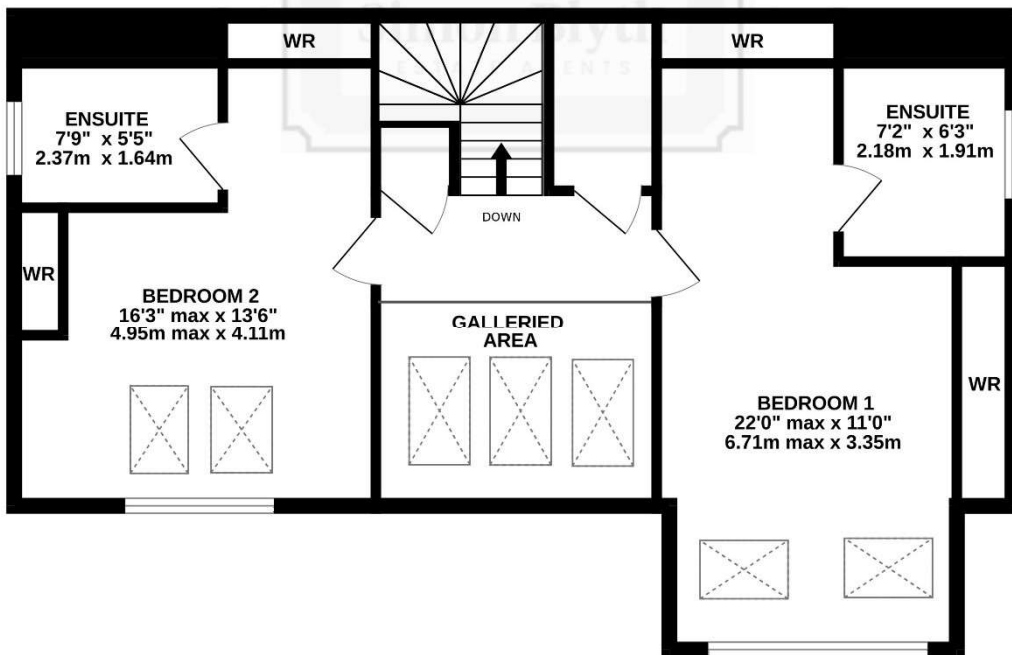


23 Saville Place, Mirfield, WF14 OAJ

GROUND FLOOR



1ST FLOOR



SAVILLE PLACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, an individual and architecturally appealing detached home with a stylish open plan interior bathed in natural light and overlooking manageable gardens with a gated parking area beyond.

The property would suit a professional couple or possibly someone looking to downsize and is located close to Mirfield centre with shops, supermarket, railway station and convenient for accessing junction 25 of the M62.

The accommodation is served by a gas central heating system (underfloor to the ground floor), uPVC double glazing, security alarm and briefly comprises to the ground floor, entrance with downstairs w/c off, large living/dining room with 2 sets of patio doors and with 3 large roof skylights, this is open plan to a fitted kitchen which has a utility room off. To the first floor there is a lovely galleried landing with glass panelled balustrade leading to 2 double bedrooms, one with an en-suite shower room, the other with an en-suite bathroom and both have fitted wardrobes.

Offers Around £395,000

GROUND FLOOR

ENTRANCE HALL

With tile effect flooring together with underfloor heating which continues throughout the ground floor. There is a uPVC and frosted double glazed entrance door, a ceiling light point and to one side a door gives access to a downstairs w.c.

DOWNSTAIRS W.C

Measurements- 5'4" x 4'5"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

LIVING/DINING ROOM

Measurements- 28'0" x 18'4"

As the dimensions indicate this is a generous and beautifully proportioned reception room which has a galleried landing to one side above which there are three large sealed unit double glazed sky lights together with uPVC double glazed windows and two sets of French doors all of which flood this area with natural light. There are three ceiling light points, two wall light points, oak flooring which continues through into the breakfast kitchen, cloak room with ceiling light point, cloaks rail and oak flooring and adjacent to this there is a smaller cupboard which also has a cloaks rail and a manifold for the underfloor heating.





BREAKFAST KITCHEN

Measurements- 12'9" x 11'7"

This has a uPVC double glazed window, inset LED downlighters and fitted with a range of blue gloss base and wall cupboards, drawers, pan drawers and complimented by overlying worktops with tiled splashbacks, there is an inset one and half bowl single drainer stainless steel sink with brushed stainless steel monobloc tap, integrated dishwasher, integrated electric double oven, pull out larder and an island unit with fitted cupboards, contrasting overlying worktops which extend to form a breakfast bar along with a central five ring stainless steel gas hob with stainless steel extractor hood over. To one side a door gives access to a utility room.



UTILITY ROOM

Measurements – 6'10" x 8'8"

With a uPVC and frosted double glazed door leading to the side of the property. There is a ceiling light point, oak flooring, wall mounted ideal gas fired central heating boiler, fitted cupboards with contrasting overlying worktops and tiled splashback, inset single drainer stainless steel sink with chrome monobloc tap and under counter space for washing machine.



FIRST FLOOR

GALLERIED LANDING

With a glass panelled balustrade timber handrail looking into the living/dining room, there is a ceiling light point and two useful storage cupboards. From the galleried landing access can be gained to two double en-suite bedrooms.



BEDROOM ONE

*Measurements – 22'0" maximum
x 11'0" measured to wardrobes*

A generous double room with a uPVC double glazed window to the front elevation enjoying some far-reaching views with additional natural light from two Velux double glazed windows. There is a ceiling light point, inset ceiling downlighters, central heating radiator and two banks of fitted sliding door wardrobes. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 6'3" x 7'2"

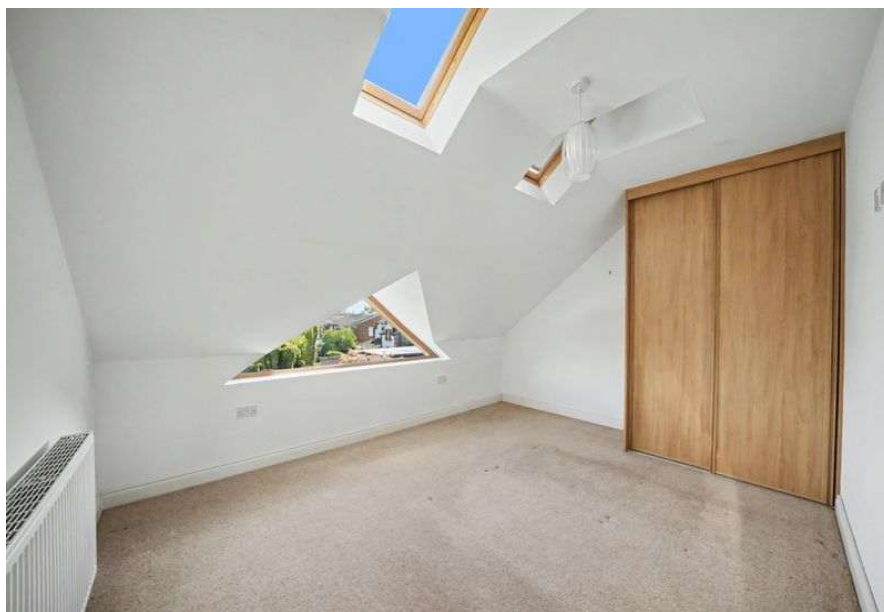
With inset LED downlighters, extractor fan, frosted uPVC double glazed window, shaver socket, floor to ceiling granite tiled walls together with a granite tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and wet area with glazed side panel and chrome shower fitting.



BEDROOM TWO

Measurements- 16'3" x maximum x 13'6"

A double room which has a triangular uPVC double glazed window which looks out across the front garden with further natural light from two Velux double glazed windows. There is a ceiling light point, inset ceiling downlighters, central heating radiator, and two sets of fitted sliding door wardrobes. To one side a door gives access to an en-suite bathroom.



EN-SUITE BATHROOM

Measurements- 7'9" x 5'5"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c with concealed cistern and panelled bath with glazed shower screen together with chrome mixer tap incorporating hand spray.



OUTSIDE

PARKING

To the front of the property there is a wrought iron gate with adjacent wrought iron hand gate, this opens onto a tarmac parking area which has an area of timber decking to one corner.

GARDENS

To the front of the property there is a stone flagged pathway and patio, beyond this there is a shaped lawned garden which is bordered by planted trees, flowers and shrubs together with a barbeque. There is outside light, outside power and CCTV. To the left-hand side of the property there is a gravel pathway which leads across the rear and gives access to a tarmac area to the side of the kitchen and utility room where there is a timber garden shed, outside cold water tap and a timber hand gate giving access to Saville Place.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Security- The property is fitted with an alarm together with CCTV

Property tenure – Freehold

Council tax band – E

Directions- Using satellite navigation enter the postcode WF14 OAJ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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MAIN CONTACTS

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