



cornerstone  
ESTATE AGENTS

Quarry House, Quarryfields  
Mirfield



## Quarry House, Mirfield

Offers In Region Of £585,000

ON THE FRINGE OF THE HIGHLY DESIRABLE MIRFIELD IS THIS STONE BUILT PERIOD PROPERTY DATING BACK TO 1888 ON AN EXTREMELY LARGE PLOT WHICH EXTENDS TO APPROXIMATELY ¼ ACRE WITH PLANNING PREVIOUSLY GRANTED FOR A DETACHED DWELLING TO THE SIDE OF THE PROPERTY

The current owners have meticulously renovated the property to a high standard creating a stunning family home with an abundance of period features which includes a lower ground floor conversion to offer additional bedrooms/office space with plumbing for a kitchen and shower room facilities. This can be accessed from the main house and from the rear garden making it a perfect self contained annex.

**ENTRANCE HALL** A recently fitted composite door leads to entrance hall with tiled floor and doors leading into the lounge, dining room/play room and kitchen. A door also gives access to the lower ground floor accommodation.

**DINING KITCHEN** An opulent light and bright room fitted with a range of wall and base units with complementary work surfaces and a 1 1/2 bowl stainless steel sink. Feature brick built chimney breast houses an electric oven and a gas hob with a built in extractor over. Space for a fridge freezer and plumbing for an automatic washing machine.



**SITTING ROOM** Featuring a wood burning stove with oak beam and Indian slate hearth. Wonderful ceiling rose and exposed original varnished and sanded wood floor.

**DINING ROOM** Laminate flooring and built in storage cupboard.

**REAR HALL** A door leads out to the rear garden and a stone staircase leads to the first floor landing.

**LANDING** Original sanded and varnished wood flooring, skylight window and loft access point.

**BEDROOM ONE** A well presented spacious double room with original cast iron fireplace. Original wood flooring and delightful views over the garden.

**ENSUITE** Contains two piece suite including WC and hand wash basin inset in vanity unit.

**BEDROOM TWO** Double room with original wood floor.

**BEDROOM THREE** Double room with original wood floor. Feature fireplace, ceiling rose and views over garden.

**BEDROOM FOUR** Double room with wood flooring.

**FAMILY BATHROOM** A luxury suite of of a W.C., hand wash basin and a bath with shower over and glass screen.

**BASEMENT BEDROOM FIVE** Spacious double room with electric radiator, ceiling spotlights and laminate flooring. French doors lead to steps up to the rear garden.

**BASEMENT OFFICE/OCCASIONAL ROOM** With laminate flooring and ceiling spotlights.

**BASEMENT UTILITY ROOM** Plumbing available for sink and automatic washing machine. Potential to be made into additional kitchen to make self contained annex.

**BASEMENT SHOWER ROOM** Comprising a three piece white suite which includes a W.C, hand wash basin inset in a vanity unit and a corner shower cubicle. Vinyl tiles to the floor and a heated towel radiator.

**EXTERIOR** The rear garden is a delight with a stone flagged alfresco dining terrace and sweeping verdant lawn with mature boundaries. The garden to the side is where the planning permission was granted for a detached dwelling and would also make an ideal location to erect a double garage, subject to planning. Planning permission was granted ( now lapsed) to erect a further detached dwelling at the side of the existing property- reference number 2017/62/93047/E.

### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band E

EPC: E

Parking: Driveway

### **UTILITIES**

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Combi Boiler System

Broadband: Standard Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

**WHAT3WORDS** ///goats.stag.fluid

### **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.

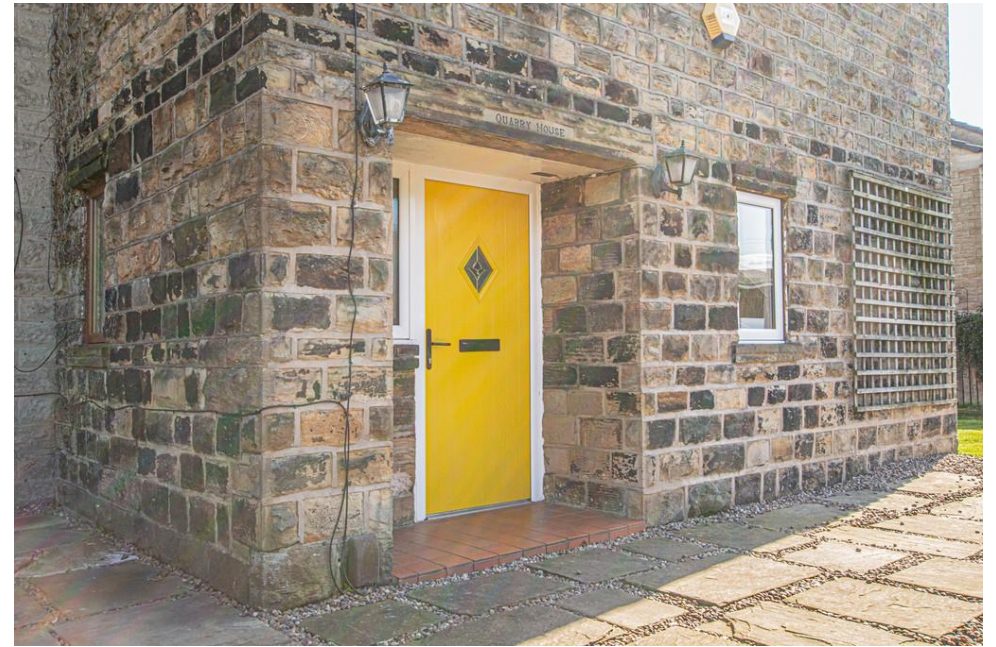
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.





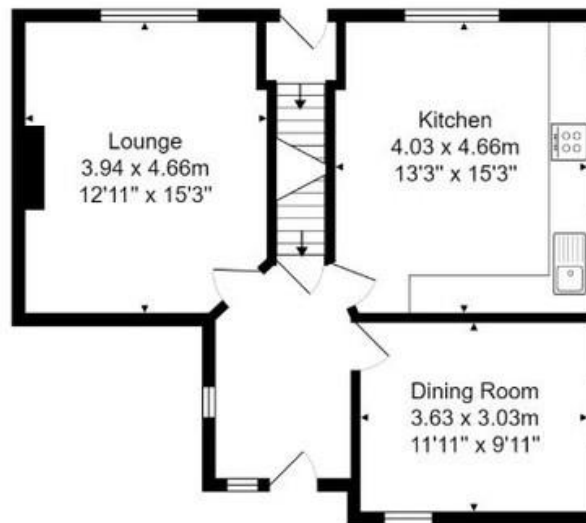




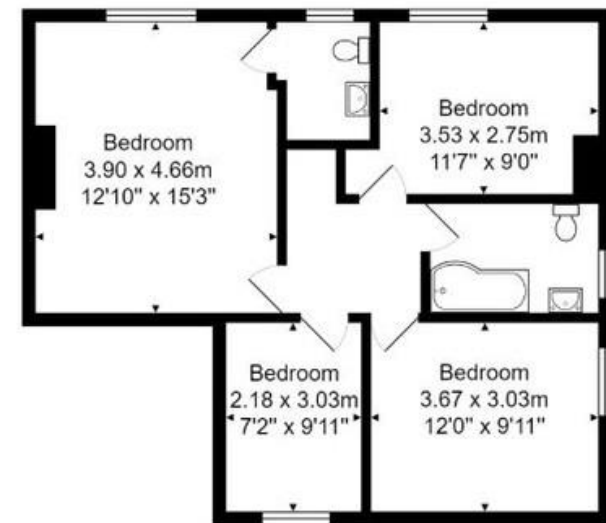




Basement



Ground Floor



First Floor

Total Area: 158.5 m<sup>2</sup> ... 1706 ft<sup>2</sup>











