



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

ML Badges, Queen Street  
Mirfield



## ML Badges, Queen Street Mirfield

Reduced to Offers In Region Of £425,000

CURRENTLY USED SOLELY FOR COMMERCIAL PURPOSES, THIS BUILDING HAS THE POTENTIAL TO BE CONVERTED INTO A 6 BED, 2 BATHROOMS AND 2 KITCHENS, PERFECTLY DESIGNED TO BE ADAPTED FOR MULTI-GENERATIONAL LIVING. WITH PARKING TO THE REAR, THERE IS A CAR PORT FOR 4 VEHICLES, AND FURTHER SPACE FOR A POSSIBLE 3 MORE CARS. DOWN A ONE-WAY STREET, THIS BUILDING IS SET IN A PRIVATE LOCATION WITH AMENITIES WITHIN WALKING DISTANCE.

Upon entrance, you are greeted by a timber door with inset glass panels which leads you into the entrance hall and incorporates high ceilings and wood flooring throughout. Following down to the lower ground floor, this space is used for storage. As the rooms are separated by walls, and there is also a kitchen, this is ideal for converting into a small annex, gym, cinema room and many more possibilities.

The ground floor is currently used for offices and storage rooms; however, these have the potential to be adapted into reception rooms, home office, playrooms, a gym and dining area. There is a W.C on this level which could easily be extended to create a family bathroom to include a shower, wash basin and W.C.



The white wood effect balustrade staircase leads you onto the first floor where you will find a further 3 rooms which are all double glazed and heated, now also offices but are the perfect size to be double bedrooms. There is a W.C on this level which could be adapted into another house bathroom or en-suite.

To the rear of the building, there is a block paved driveway and parking area. A car port has been incorporated to hold 4 vehicles, and there is still plenty of room for further cars. With access from the lower ground floor and the ground floor, the outside is spacious enough to create a garden area, patio or decked space for a private and enclosed garden.

### **LOCATION**

The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Queen Street. 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 duck feeding and angling being popular activities whilst looking out for the occasional kingfisher.

Peppered with restaurants and bars along the canal and attractive walks radiating from the centre, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. In addition to two high school academies in Mirfield itself, many local students secure places at nearby Heckmondwike Grammar School which is repeatedly ranked as the best state school in Kirklees and Calderdale. Mirfield is provided with a local train station which is 650 metres/7 minutes' walk (or 2 minutes' drive to the free carpark) 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.

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

///elections.storeroom.roofer

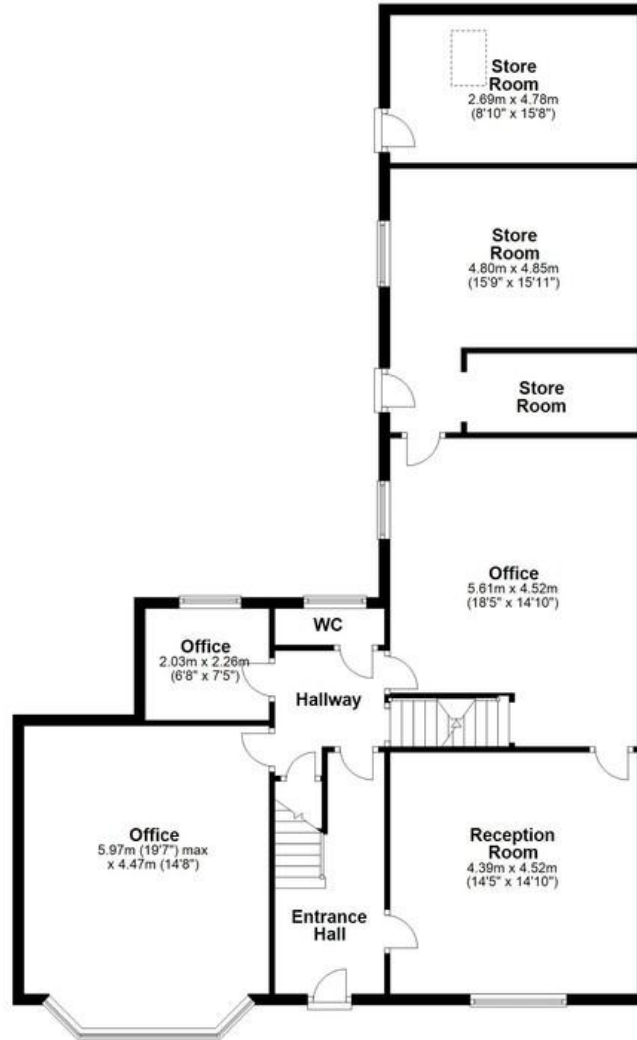
### AGENT NOTES

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.
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### Ground Floor

Approx. 126.0 sq. metres (1356.4 sq. feet)



### Lower Ground Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



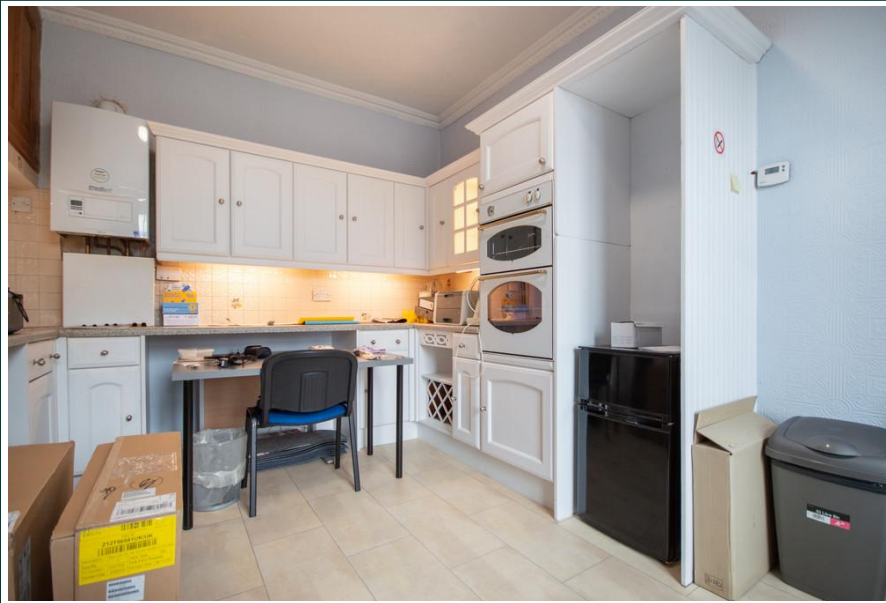
### First Floor

Approx. 86.3 sq. metres (928.7 sq. feet)

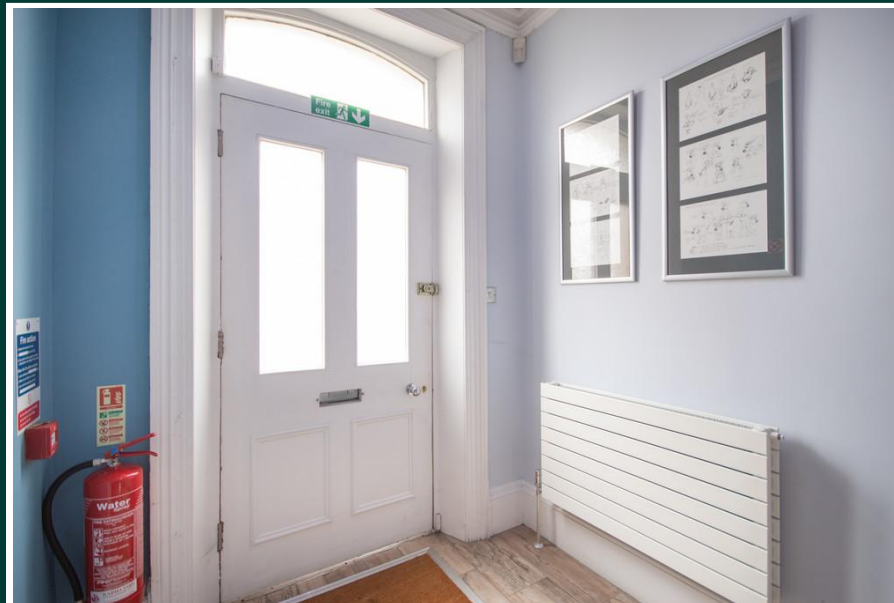
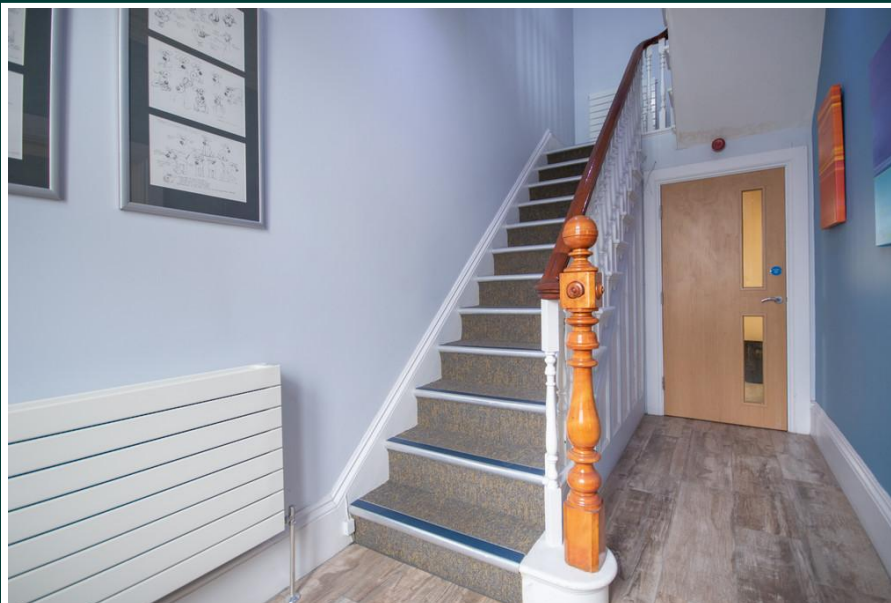


Total area: approx. 257.2 sq. metres (2768.2 sq. feet)





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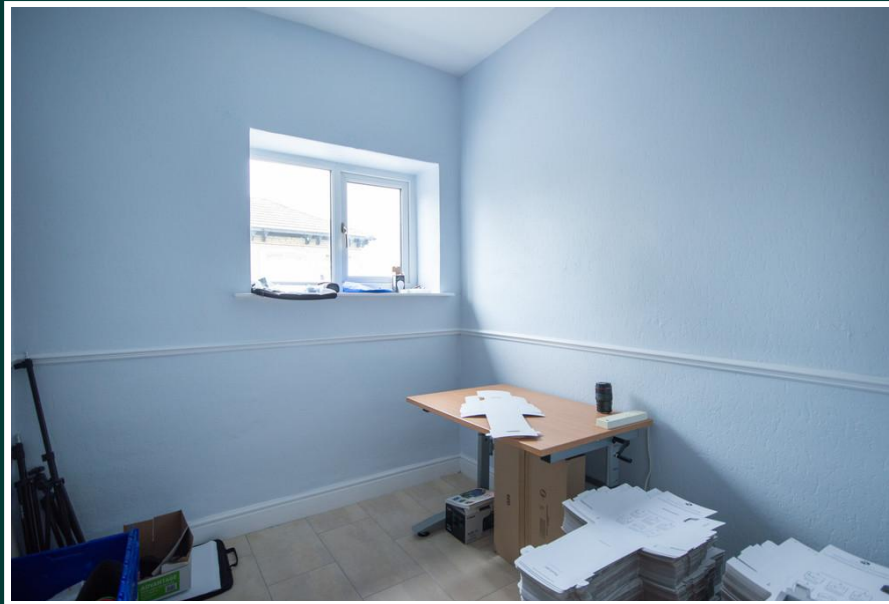
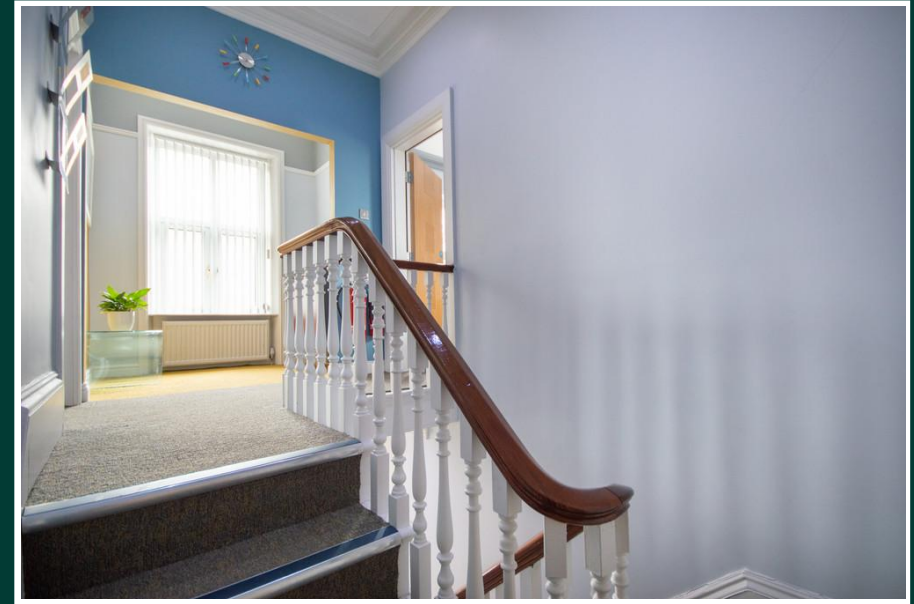


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