Snow Gate™

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80-82 Stocks Bank Road

, Mirfield, WF14 9QB

A truly unique three bedroom detached residence, offering spacious and versatile accommodation, finished to a high standard with a stylish, contemporary interior throughout. The property enjoys a convenient position just a short distance from Mirfield town centre and its excellent range of local amenities. The railway station provides direct connections to neighbouring towns and cities including Huddersfield, Leeds and Manchester, together with direct services to London. The motorway network is also readily accessible, making this an ideal location for commuters. Externally, the property benefits from a south-west facing sun terrace to the front, providing an excellent space to relax and enjoy the afternoon and evening sunshine, alongside a driveway to the side providing off-road parking and an EV charger. NO CHAIN.

£279,950

80-82 Stocks Bank Road

, Mirfield, WF14 9QB

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- THREE BEDROOM DETACHED PROPERTY
- UNIQUE PROPERTY OFFERING SPACIOUS & FLEXIBLE ACCOMMODATION
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & LOCAL AMENITIES
- ENJOYING STUNNING VIEWS TO THE FRONT ASPECT
- SUN TERRACE TO THE FRONT & OFF ROAD PARKING
- NO ONWARD CHAIN

Entrance

Clockroom/Utility

Dining Kitchen

12'9" x 12'5" (3.9 x 3.8)

Lounge

15'5" x 12'9" (4.7 x 3.9)

House Bathroom

7'6" x 5'6" (2.3 x 1.7)

Bedroom Two

10'5" x 10'5" (3.2 x 3.2)

Bedroom Three

9'6" x 7'6" (2.9 x 2.3)

First Floor

Master Bedroom

15'5" x 15'1" (max inc ensuite) (4.7 x 4.6 (max inc ensuite))

Ensuite

Parking & Sun Terrace



Directions

From our office proceed in the direction of Huddersfield, taking a right hand fork up Stocks Bank Road and the property is a little further on the right hand side, identified by our For Sale board.











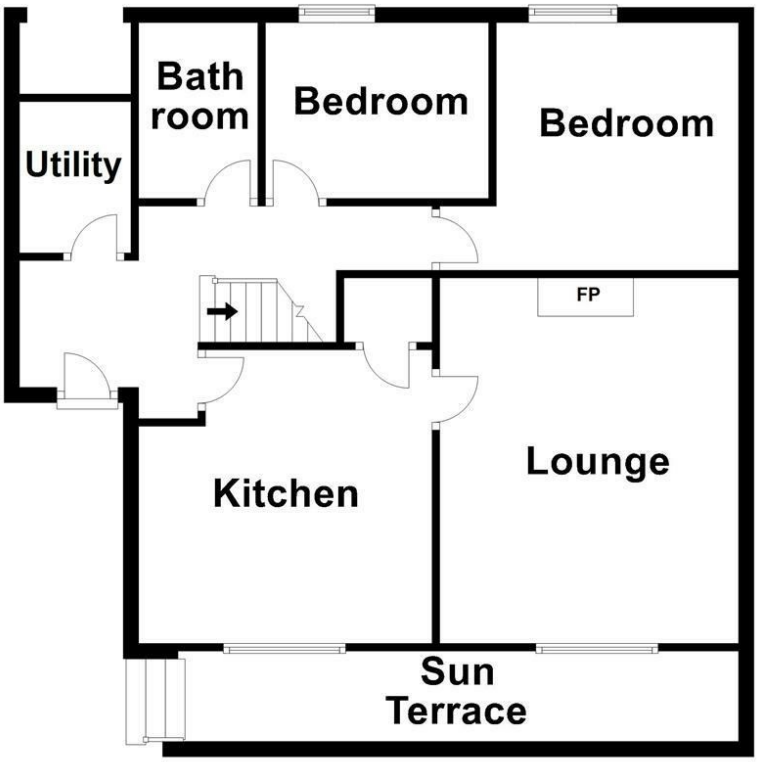






Floor Plan

Ground Floor
Approx. 870.6 sq. feet



First Floor
Approx. 237.2 sq. feet

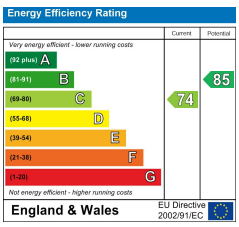


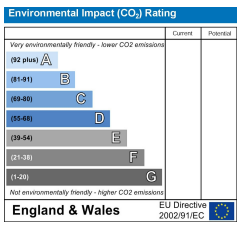
Total area: approx. 1107.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

80-82 Stocks Bank Road, Mirfield

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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