



Snow Gate™

Estate agency done properly



11 Nab Lane

Mirfield, WF14 9BN

A surprisingly spacious three bedroom mid terrace home in this convenient position with far reaching views. The property has been finished to a very high standard throughout with designer touches and features including spiral staircase and exposed brick wall. The accommodation includes entrance lobby, lounge, breakfast kitchen, three first floor bedrooms and a bathroom. Must be seen. NO CHAIN.

Offers Over £160,000

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Mirfield, WF14 9BN



- SPACIOUS THREE BEDROOM MID TERRACE HOME
- KITCHEN WITH INTEGRAL APPLIANCES AND LOUNGE WITH EXPOSED BRICKWORK
- FINISHED TO A HIGH STANDARD THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DESIGNER FINISHES TO ALL THE ROOMS
- NO CHAIN

Entrance

Lounge

15'5" x 15'0" (4.70m x 4.57m)

Kitchen

14'7" x 6'11" (4.45m x 2.11m)

First Floor Landing

Master Bedroom

13'0" x 9'8" (3.96m x 2.95m)

Bedroom 2

15'0" x 9'3" (4.57m x 2.82m)

Bedroom 3

8'8" x 5'9" (2.64m x 1.75m)

Bathroom

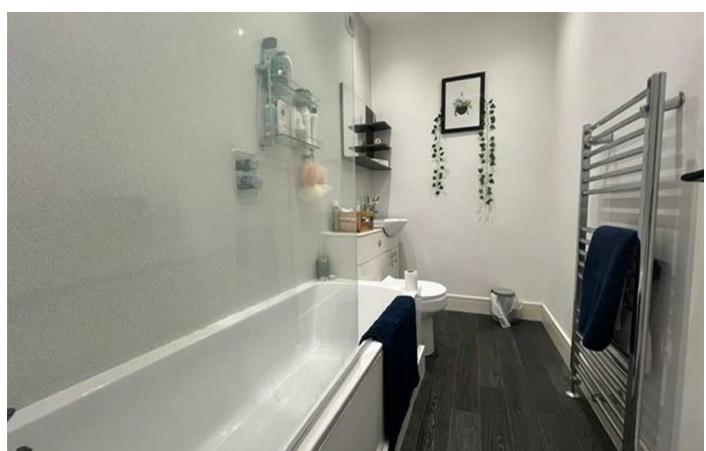
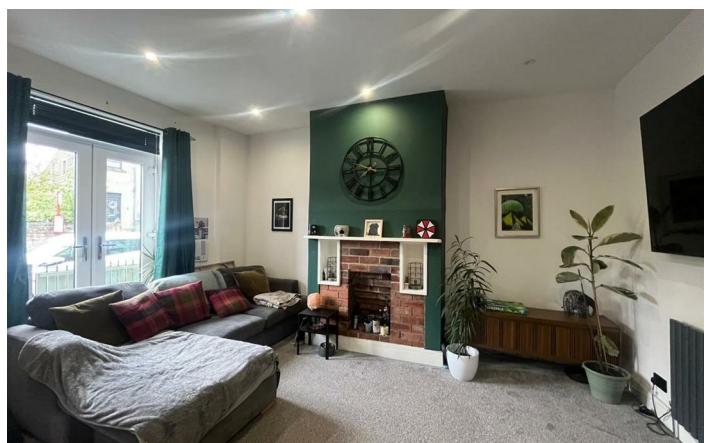
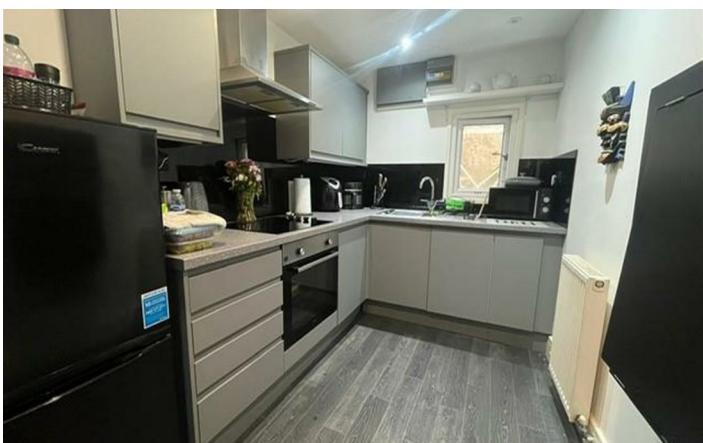
9'2" x 5'0" (2.79m x 1.52m)

Outside

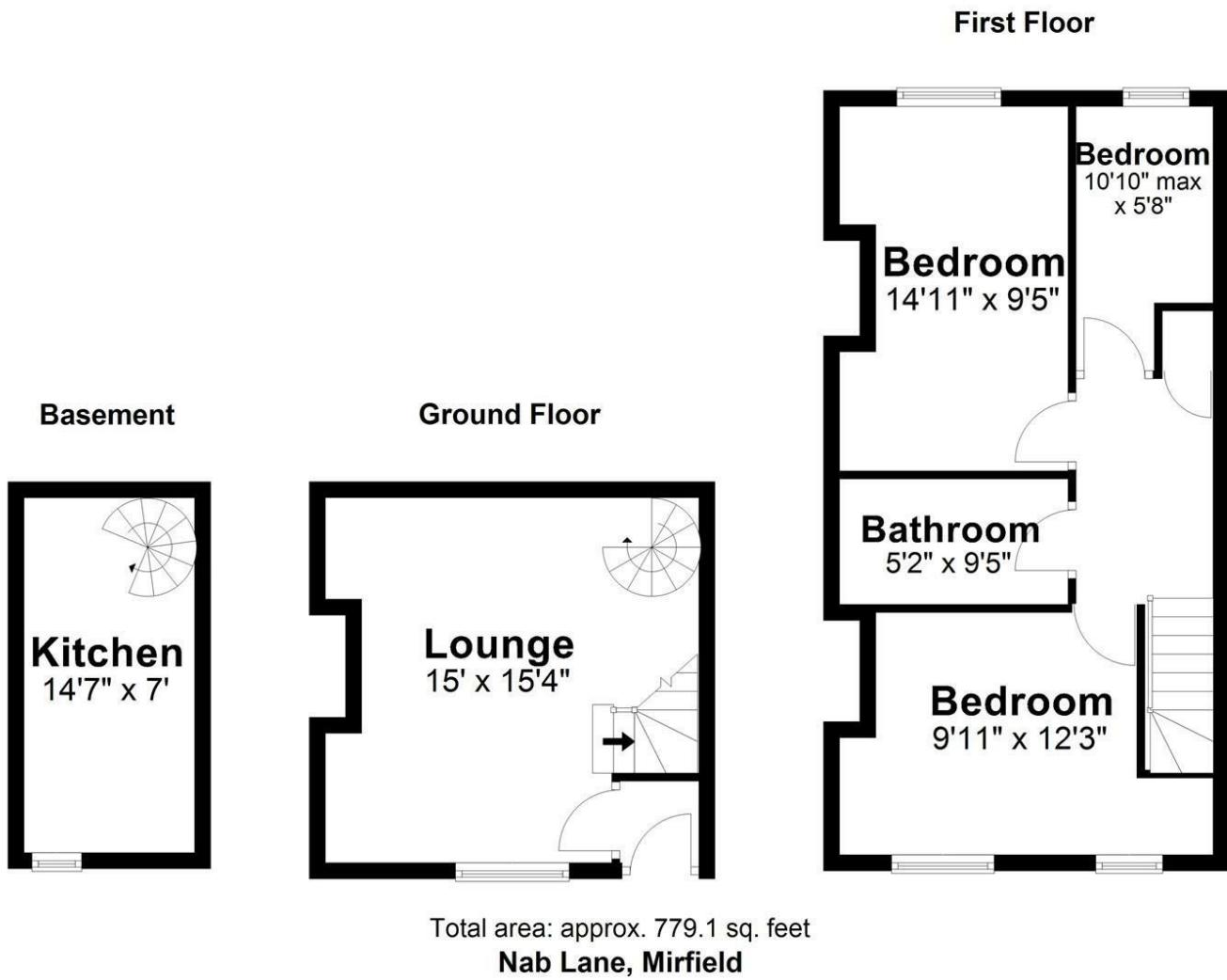


Directions



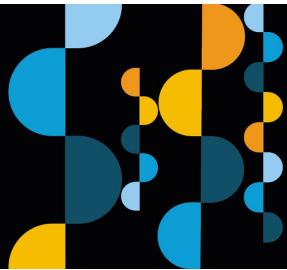


Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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