



49 Norman Drive

, Mirfield, WF14 9SS

A beautifully presented two bedroom semi-detached which would be well suited to first time buyers or downsizers. Featuring a modern kitchen and bathroom suite, the property is conveniently located within walking distance of Mirfield town centre and a range of local amenities, including well-regarded schools. Motorway networks and public transport links are easily accessible, with Mirfield railway station providing regular services to Huddersfield, Leeds and Manchester, as well as a direct line to London. Externally, the property benefits from a rear garden, a driveway providing off-road parking, and a single garage.

£179,950

49 Norman Drive , Mirfield, WF14 9SS



- TWO BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- BEAUTIFULLY PRESENTED WITH MODERN KITCHEN & BATHROOM
- WITHIN WALKING DISTANCE TO AMENITIES INCLUDING SCHOOLS
- CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- GARDEN, DRIVEWAY & SINGLE GARAGE

Entrance

Lounge

13'1" x 11'9" (4 x 3.6)

Breakfast Kitchen

11'9" x 6'6" (3.6 x 2)

First Floor Landing

Bathroom

8'6" x 4'3" (2.6 x 1.3)

Bedroom One

11'5" x 8'10" (3.5 x 2.7)

Bedroom Two

11'5" x 6'6" (3.5 x 2)

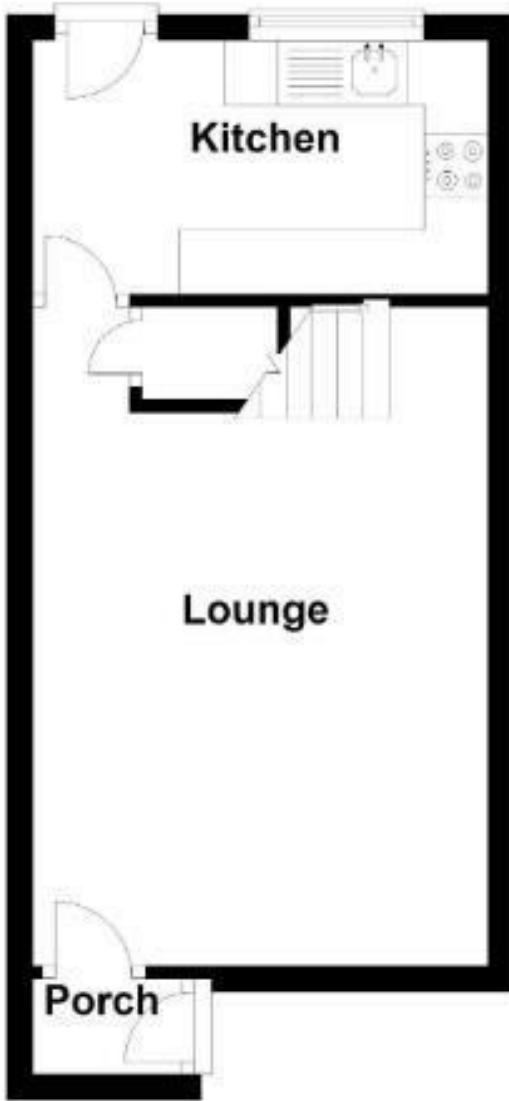
Garden, Driveway & Parking



Directions



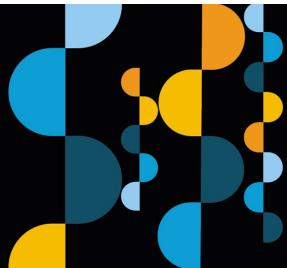
Floor Plan



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	Projected
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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