Snow Gate™

Estate agency done properly

14 Spinners Way

, Mirfield, WF14 8PU

This beautifully presented four-bedroom detached family home offers generous and highly flexible accommodation, perfectly suited to the needs of a growing family. Located in the well-regarded village of Lower Hopton, the property enjoys a convenient position within walking distance of the town centre and a wide range of local amenities, including the popular primary school and excellent public transport links. Also being short distance to excellent secondary schools. The railway station provides direct connections to neighbouring towns and cities such as Huddersfield, Leeds and Manchester, along with a direct line to London, while motorway networks are also easily accessible, making this an ideal home for commuters. For those who enjoy the outdoors, scenic countryside walks can be found right on the doorstep. The lower ground floor has been thoughtfully transformed to create further flexibility and is currently utilised as a games room, study area, utility/gym, and garage store. Externally, the property benefits from a south-facing rear garden, featuring a summer house — an ideal space for relaxing, entertaining guests, or enjoying outdoor living throughout the warmer months.

£485,000

14 Spinners Way

, Mirfield, WF14 8PU

4 2 3 C

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- IDEAL LOCATION WITH HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS
- NO ONWARD CHAIN
- NESTLED WITHIN AN ENVIABLE CUL-DE-SAC LOCATION OF LOWER HOPTON
- DRIVEWAY PROVIDES OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SHORT WALK TO TOWN CENTRE SHOPS, BARS, PARK & MIRFIELD TRAIN STATION
- SOUTH-FACING REAR GARDEN FEATURING SUMMERHOUSE

Entrance

Lounge

WC

Open Plan Dining Kitchen

Lower Ground Floor

Study Area

Games Room

Utility

First Floor Landing

Bathroom

Master Bedroom

Ensuite

Bedroom Two

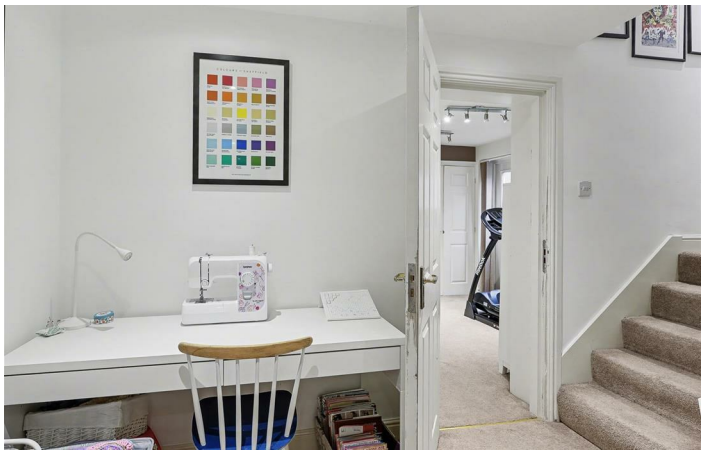
Bedroom Three

Bedroom Four

Driveway, Garden & Garage Store

Directions

From our office proceed to the traffic lights by Speights Lighting - turn left into Newgate - over the bridge and take the fourth turning on the right into Waste Lane at the top turn left into Spinners Way.



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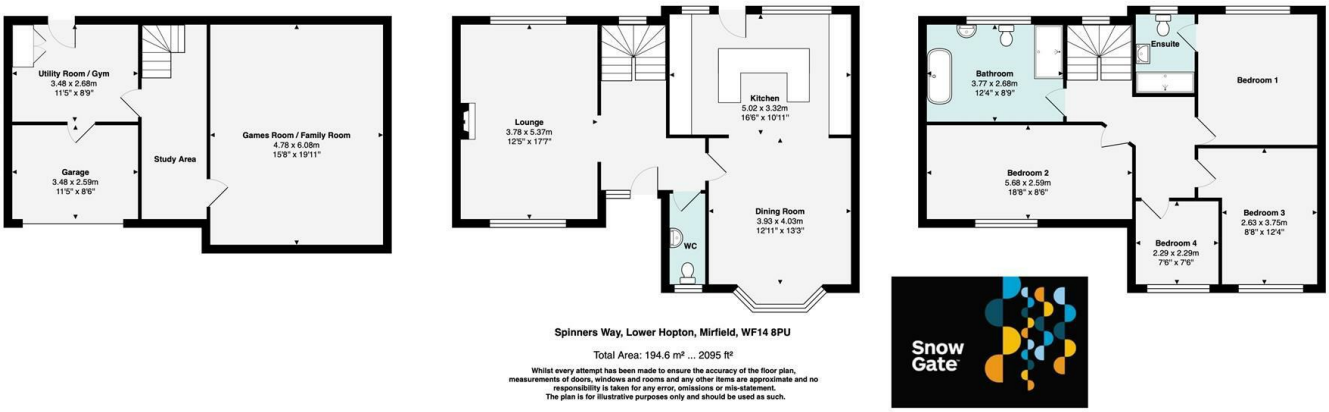
Floor Plan



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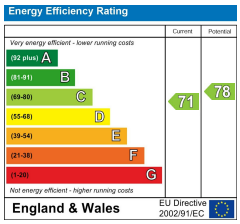
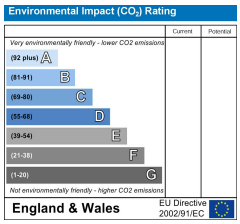
Total Area: 194.6 m² ... 2095 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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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Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk