



15 Moor Croft Close

, Mirfield, WF14 9FA

A truly delightful four bedroom detached family home on this well-regarded development. Enjoying a large open plan living kitchen additional sun-room having bi-folding doors which open to the rear garden which create a fabulous entertaining space. Conveniently located close to local amenities and the centre of Mirfield, also within walking distance to Mirfield Free Grammar. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also a short drive away. The driveway provides off road parking and leads up to the garage. Set to the rear is a good sized garden. NO VENDOR CHAIN.

Offers Over £400,000

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- DELIGHTFUL FOUR-BEDROOM DETACHED PROPERTY
- PARKING, GARAGE & REAR GARDEN
- CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY NETWORKS
- MAGNIFICENT OPEN PLAN KITCHEN DINER
- NO VENDOR CHAIN

Entrance

Lounge

13'39x9'87 (3.96mx2.74m)

Kitchen Diner

16 '78x11'05

Sunroom/ Family Room

17,04x10'63 (5.18m,1.22mx3.05m)

Utility Room

WC

Landing

Master Bedroom

13,29x11,97

(3.96m,8.84mx3.35m,29.57m)

Ensuite

Bedroom Two

10,26x7,43

(3.05m,7.92mx2.13m,13.11m)

Bedroom Three

12,71x9'16 (3.66m,21.64mx2.74m)

Bedroom Four

12,56x743 (3.66m,17.07mx226.47m)

House Bathroom

Externally

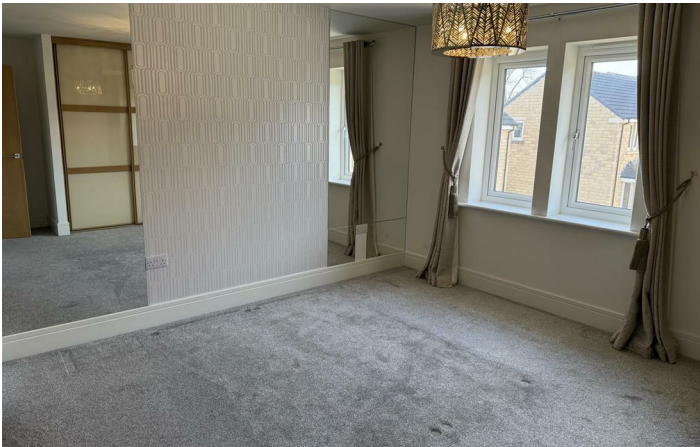
Garage

19'95x10'3 (

5.79m'28.96m×3.05m'0.91m)



Directions



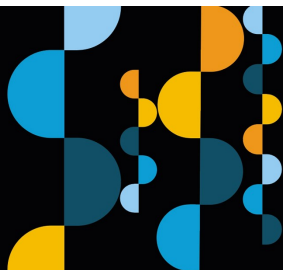
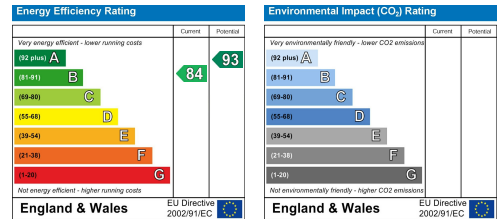
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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