



## 23 Towngate Grove

Mirfield, WF14 9JF

An extended four bedroom semi-detached family tucked away in a well regarded part of Mirfield. As well as recently being extended, the property has benefited from many upgrades including a new bathroom and ensuite and it presents a perfect opportunity for growing families. Also enjoying a much larger than average plot with generous gardens providing a fabulous setting to relax with family and friends, also having a summer house! The driveway provides off road parking and leads up to the integral garage. Conveniently positioned within close proximity to local amenities including schools. Also having excellent public transport links including the railway station which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also close-by.

£339,950

# 23 Towngate Grove

Mirfield, WF14 9JF



- EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY
- A SHORT DRIVE TO MOTORWAY NETWORKS
- SPACIOUS FAMILY HOME COMPLETED TO A HIGH STANDARD IN A MODERN & CONTEMPORARY STYLE
- MUCH LARGER THAN AVERAGE GARDENS INCLUDING SUMMERHOUSE
- CLOSE TO LOCAL AMENITIES, SCHOOLS & MIRFIELD TOWN CENTRE
- DRIVEWAY & INTEGRAL GARAGE

## Entrance

## Living Room

## Breakfast Kitchen

## First Floor Landing

## Shower Room

## Master Bedroom

## Ensuite

## Bedroom Two

## Bedroom Three

## Bedroom Four

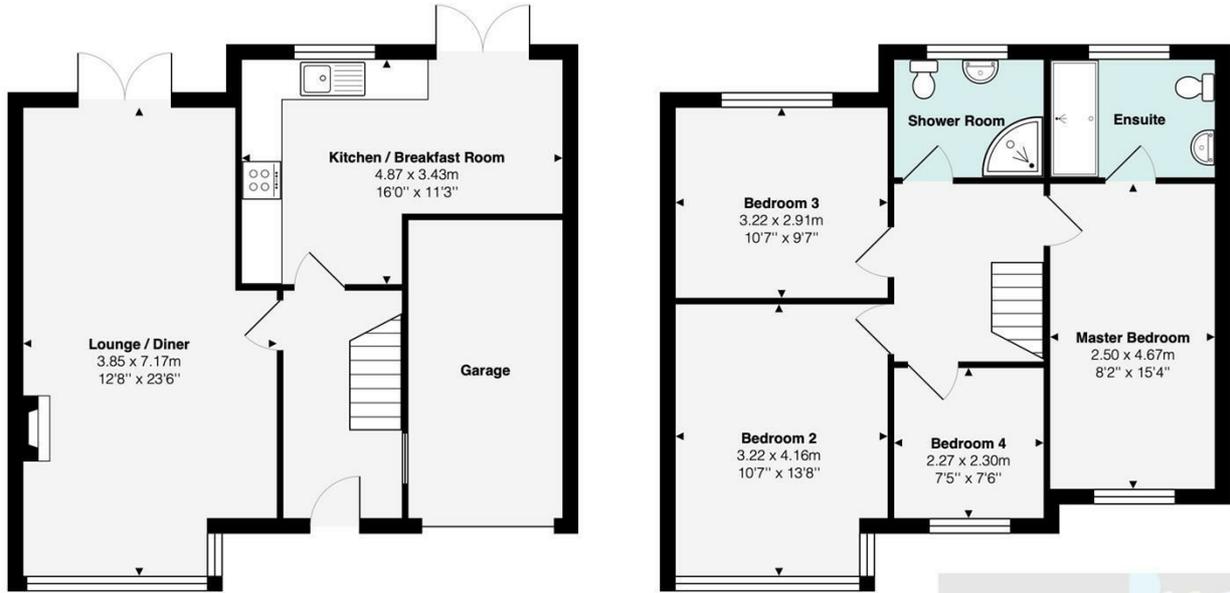
## Garden, Garage & Driveway

## Summer House





# Floor Plan



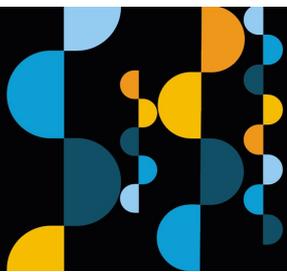
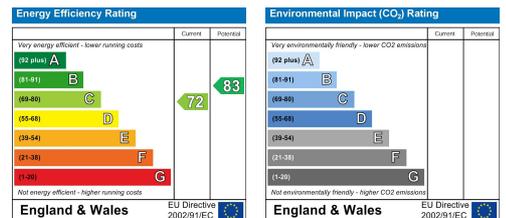
## Towngate Grove, Mirfield, WF14 9JF

Total Area: 113.8 m<sup>2</sup> ... 1225 ft<sup>2</sup>

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.



Estate  
agency  
done  
properly

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