



## 21 Gregory Springs Mount Lower Hopton, Mirfield, WF14 8LG

Located in the sought-after village of Lower Hopton, this beautifully presented three-bedroom semi-detached home offers a rare opportunity for first-time buyers and young families alike. Enjoying a stunning rural backdrop with open aspect views over fields to the rear, the property combines peaceful countryside living with excellent commuter connections. Ready to move straight into, this home is within easy reach of Mirfield town centre and its wide range of local amenities. Mirfield railway station, just a short walk away, offers direct services to Huddersfield, Leeds, Manchester, and even London, while nearby motorway links provide convenient access to surrounding towns and cities. Externally, the property benefits from a driveway providing off-road parking, leading to a single garage. To the rear, a low-maintenance flagged garden offers a perfect spot to relax or entertain, complete with uninterrupted views of the surrounding countryside. NO CHAIN!

O.I.R.O £295,000

# 21 Gregory Springs Mount

Lower Hopton, Mirfield, WF14 8LG



- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- HIGHLY DESIRABLE LOCATION ENJOYING FABULOUS RURAL SETTING
- IMMACULATELY PRESENTED THROUGHOUT
- WITHIN CLOSE PROXIMITY TO THE CENTRE OF TOWN & AMENITIES INCLUDING SCHOOLS
- PERFECT OPPORTUNITY FOR FIRST TIME BUYERS & YOUNG FAMILIES
- NO CHAIN

**Entrance**

**Kitchen**

**Family Dining Room**

**Lounge**

**First Floor Landing**

**Bathroom**

**Bedroom One**

**Bedroom Two**

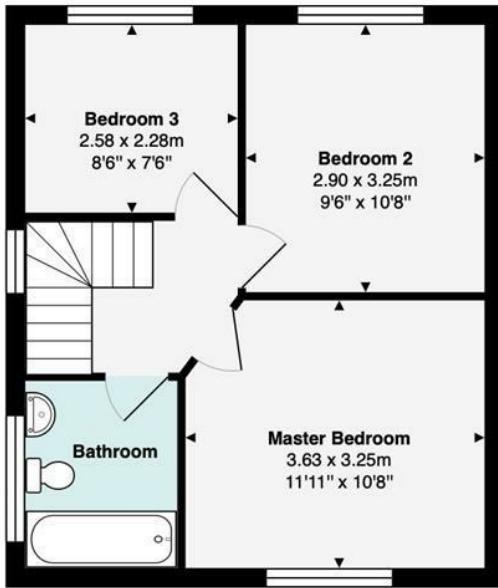
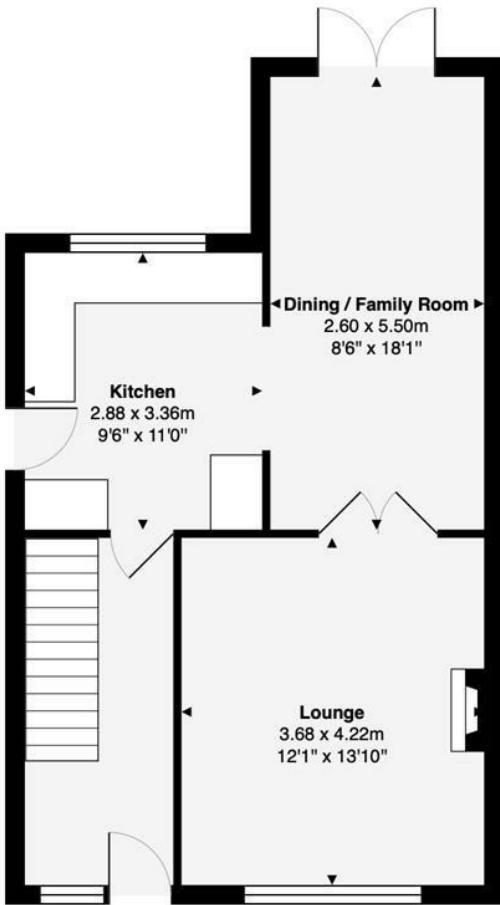
**Bedroom Three**

**Outdoor Space & Parking**





# Floor Plan



**Gregory Springs Mount, Lower Hopton, Mirfield, WF14 8LG**

Total Area: 85.3 m<sup>2</sup> ... 918 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>	
(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>		(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>	
(69-80) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">C</span>	77	(69-80) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">C</span>	
(55-68) <span style="background-color: yellow; color: black; padding: 2px 5px;">D</span>	64	(55-68) <span style="background-color: yellow; color: black; padding: 2px 5px;">D</span>	
(39-54) <span style="background-color: orange; color: black; padding: 2px 5px;">E</span>		(39-54) <span style="background-color: orange; color: black; padding: 2px 5px;">E</span>	
(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>		(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>	
(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>		(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**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](http://snowgate.co.uk)