



**19 Northorpe Lane
, Mirfield, WF14 0QJ**

A three bedroom semi detached cottage which would be perfect for first time buyers and young families. Offering excellent sized accommodation, this property is conveniently positioned within close proximity to local amenities including schools and the centre of Mirfield. The town centre offers a wider array of amenities including public transport links. The railway station connects neighbouring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also within close proximity proofing useful for commuters. The open countryside is also a stones throw away, making this a beautiful semi-rural setting with many walks available directly from the doorstep! NO CHAIN.

£224,950

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- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- A SHORT DRIVE TO THE CENTRE OF TOWN
- SIDE GARDEN

Lounge

Dining Kitchen

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

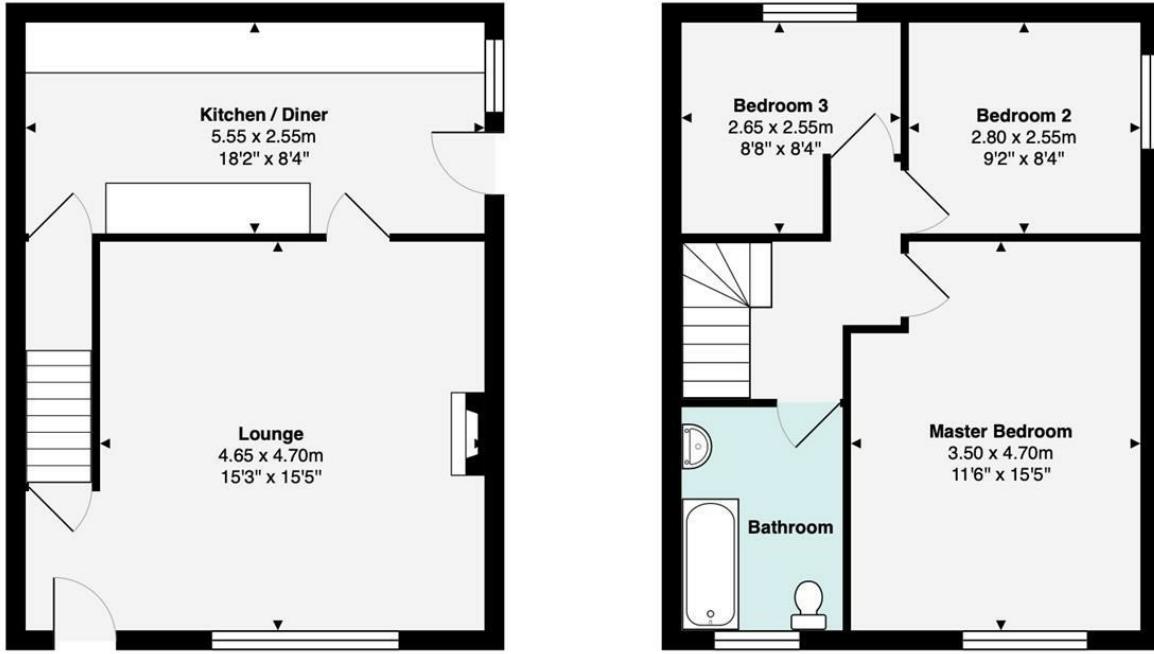
Garden



Directions



Floor Plan



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Total Area: 81.6 m² ... 878 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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