



**Snow
Gate™**

**Estate
agency
done
properly**



67 Sunny Bank Road , Mirfield, WF14 0NL

A three bedroom detached family home occupying a generous plot with excellent south-facing gardens. Offering well-proportioned accommodation, the property would ideally suit first time buyers and growing families, while also providing an excellent opportunity for the new owners to put their own stamp on the home. The property is conveniently positioned within close proximity to local amenities and within walking distance of local schools. Mirfield town centre is also nearby, offering a wider range of amenities together with excellent public transport links. The railway station provides connections to neighbouring towns and cities including Huddersfield, Leeds and Manchester, as well as a direct service to London. The property is also well placed for access to the motorway network. Externally, a driveway provides off-road parking and leads to a single garage. To the rear, the excellent-sized south-facing garden is a particular feature of the property, providing a great space for families and an ideal setting to sit out and relax.

Offers Over £325,000

67 Sunny Bank Road

, Mirfield, WF14 0NL



- THREE BEDROOM DETACHED HOUSE
- GOOD SIZED FAMILY HOME
- A SHORT DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- LARGE SOUTH-FACING REAR GARDEN
- DRIVEWAY & SINGLE GARAGE

Entrance

Lounge

Dining Room

Kitchen

Landing

Bathroom

Bedroom One

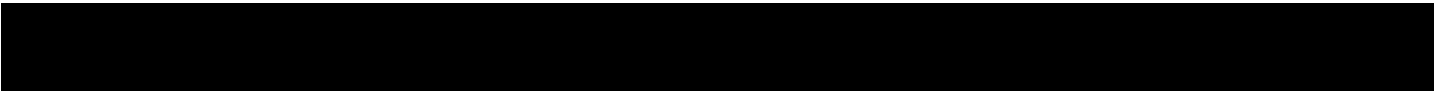
Bedroom Two

Bedroom Three

Garden, Garage, Outside Utility & WC



Directions





Floor Plan



Sunny Bank Road, Mirfield, WF14 0NL

Total Area: 114.1 m² ... 1229 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.

