



## 5 Crossley Lane

Mirfield, WF14 0JT

This three-bedroom semi-detached property is well presented throughout and is ideal for young families. The home is located within walking distance of local amenities, including primary and secondary schools. The accommodation includes a large open-plan dining kitchen and a contemporary shower room suite. Externally, the property benefits from larger-than-expected gardens, along with a driveway and single garage providing off-road parking. The property is situated a short distance from Mirfield town centre, which offers a wider range of shops and services. Public transport links are easily accessible, with Mirfield railway station providing connections to Huddersfield, Leeds and Manchester, as well as a direct service to London. Motorway networks are also close by, making the property suitable for commuters.

£259,950

# 5 Crossley Lane

Mirfield, WF14 0JT



- THREE BEDROOM SEMI-DETACHED PROPERTY
- GOOD SIZED HOME, IDEAL FOR A YOUNG FAMILY
- MIRFIELD TOWN CENTRE A SHORT DRIVE AWAY
- LARGE DRIVEWAY & GARAGE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- GENEROUS REAR GARDEN

**Entrance**

**Lounge**

**Open Plan Dining Kitchen**

**Landing**

**Shower Room**

**Bedroom One**

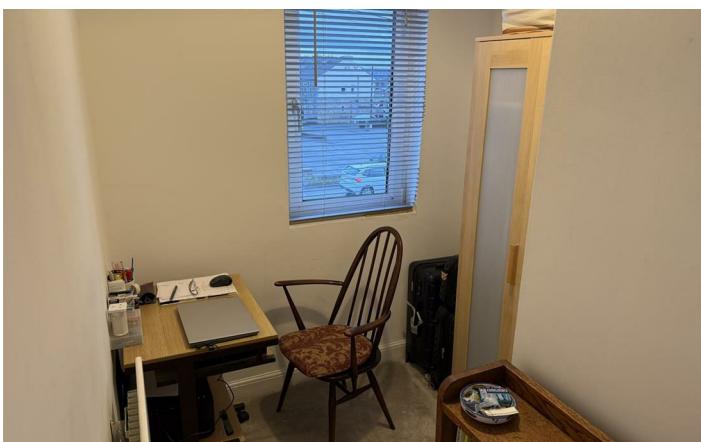
**Bedroom Two**

**Bedroom Three**

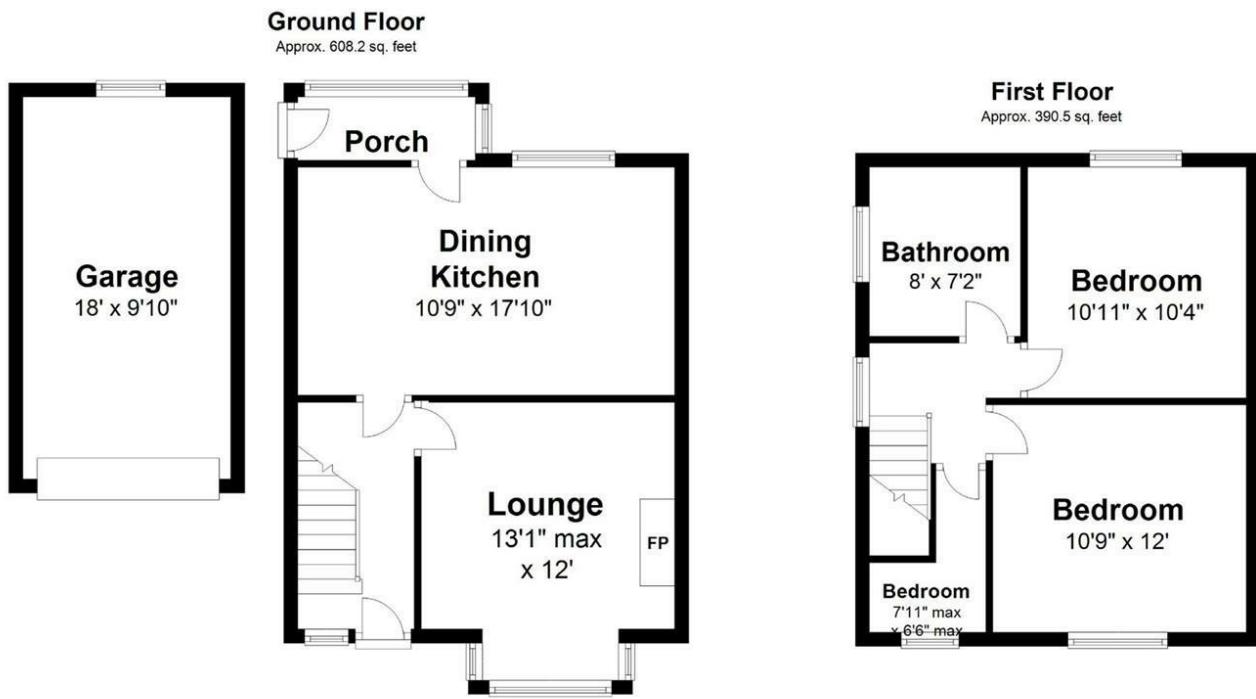
**Garden**

**Garage**





# Floor Plan



Total area: approx. 998.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**5 Crossley Lane, Mirfield**

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: lightgreen; color: green; padding: 2px 5px;">B</span>		(81-91) <span style="background-color: lightblue; color: blue; padding: 2px 5px;">B</span>	
(69-80) <span style="background-color: yellow; color: orange; padding: 2px 5px;">C</span>		(69-80) <span style="background-color: lightblue; color: blue; padding: 2px 5px;">C</span>	
(55-68) <span style="background-color: orange; color: red; padding: 2px 5px;">D</span>		(55-68) <span style="background-color: orange; color: red; padding: 2px 5px;">D</span>	
(39-54) <span style="background-color: red; color: orange; padding: 2px 5px;">E</span>		(39-54) <span style="background-color: red; color: orange; padding: 2px 5px;">E</span>	
(21-38) <span style="background-color: darkorange; color: orange; padding: 2px 5px;">F</span>		(21-38) <span style="background-color: darkorange; color: orange; padding: 2px 5px;">F</span>	
(1-20) <span style="background-color: red; color: orange; padding: 2px 5px;">G</span>		(1-20) <span style="background-color: red; color: orange; 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	



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