



**10 Nettleton Road
, Mirfield, WF14 9AQ**

A three bedroom semi detached family home conveniently positioned within walking distance to the centre of Mirfield and all amenities including public transport links. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also within close proximity. The property would benefit from some cosmetic improvements, but occupies a generous plot and presents an exciting opportunity for the next owners. The large gated driveway provides off road parking and the property enjoys good sized gardens to the front and rear. NO CHAIN!

Offers Around £180,000

10 Nettleton Road
, Mirfield, WF14 9AQ



- THREE BEDROOM SEMI DETACHED PROPERTY
- CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- LARGE PLOT WITH GENEROUS GARDENS
- GATED DRIVEWAY PROVIDES OFF ROAD PARKING
- WITHIN WALKING DISTANCE TO ALL TOWN CENTRE AMENITIES
- NO CHAIN

Entrance

Lounge

Kitchen

Ground Floor Bathroom

Separate WC

First Floor Landing

Shower Room

Bedroom One

Bedroom Two

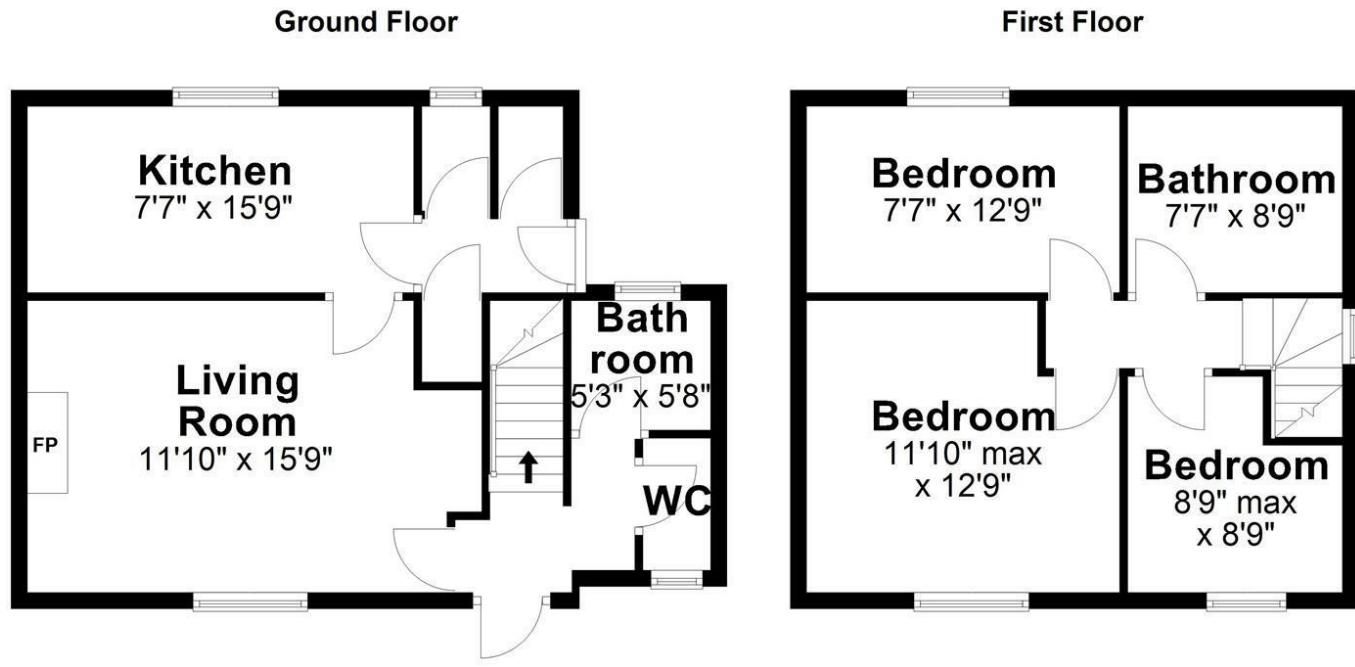
Bedroom Three

Garden & Driveway





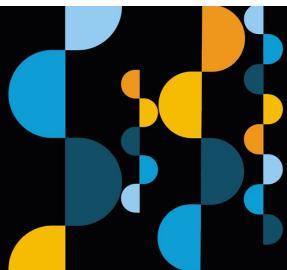
Floor Plan



Total area: approx. 927.1 sq. feet
Nettleton Road, 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 ₂) Rating	
Current	Potential	Current	Potential
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	(69-80) C	
(55-68) D	81	(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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