



**Snow
Gate™**

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12 West Royd Drive , Mirfield, WF14 9LP

A three bedroom semi detached home situated in a well-regarded part of Mirfield, within walking distance of the town centre and a range of local amenities including popular schools. Public transport links and motorway networks are also within easy reach, while Mirfield 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 well maintained throughout and offers an exciting opportunity for first time buyers and young families, with further potential for the next owners to put their own stamp on the home. Externally, the property benefits from a driveway providing off-road parking, a single garage and a generous rear garden, offering excellent outdoor space for families and entertaining. NO CHAIN.

£279,950

12 West Royd Drive

, Mirfield, WF14 9LP

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- THREE BEDROOM SEMI DETACHED HOUSE
 - CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- AN EXCITING OPPORTUNITY FOR FIRST TIME BUYERS & YOUNG FAMILIES
 - GENEROUS GARDENS, DRIVEWAY & SINGLE GARAGE
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING WELL REGARDED SCHOOLS
 - NO CHAIN

Entrance

Lounge

Dining Room

Kitchen

Landing

Bathroom

Bedroom One

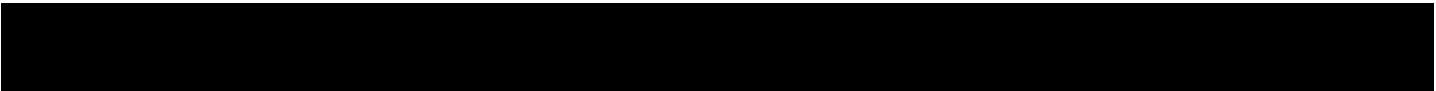
Bedroom Two

Bedroom Three

Garden, Driveway & Garage



Directions





Floor Plan

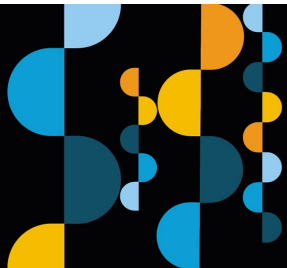
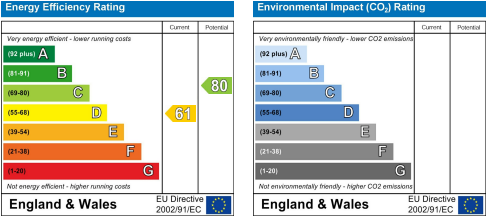


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Total Area: 86.2 m² ... 927 ft²

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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