



37 Calder Close , Mirfield, WF14 8JG

A two bedroom semi detached property which would make an ideal purchase for first time buyers or anyone looking to downsize. Occupying a most convenient position within walking distance to the centre of Mirfield and local amenities. 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 nearby providing useful for commuters. The house itself offers good sized accommodation including two double bedrooms. Externally the driveway provides off road parking and set to the rear is a good sized, private and enclosed garden.

Offers Over £185,000

37 Calder Close

, Mirfield, WF14 8JG



- TWO BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- DRIVEWAY PROVIDES OFF ROAD PARKING
- PRIVATE & ENCLOSED REAR GARDEN

Entrance

Lounge

15'1" x 9'10" (4.6 x 3)

Kitchen

13'5" x 7'10" (4.1 x 2.4)

WC

5'6" x 3'3" (1.7 x 1)

Landing

Bathroom

7'6" x 5'10" (2.3 x 1.8)

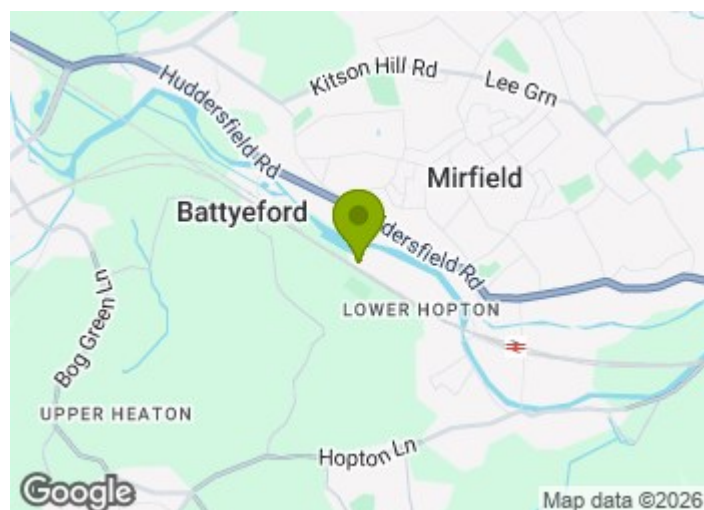
Bedroom One

13'5" x 10'2" (4.1 x 3.1)

Bedroom Two

12'9" x 7'6" (3.9 x 2.3)

Garden & Driveway



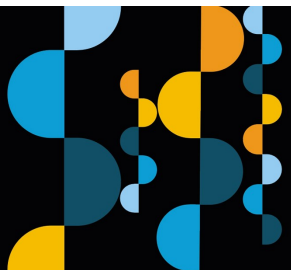
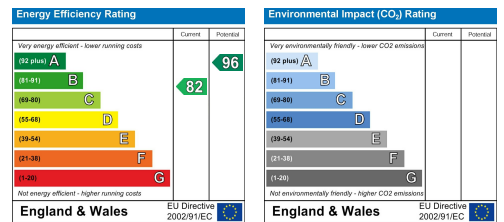
Directions



Floor Plan



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.



Estate agency done properly

Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk