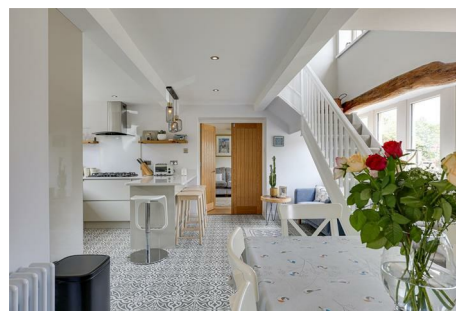




Mallard Cottage Waterside Walk , Mirfield, WF14 0EB

Mallard Cottage is a charming three-bedroom semi-detached home, originally forming part of Helm Farm and converted from a former barn in 1985. Tucked away in a peaceful position, yet within easy reach of the town centre and its amenities, the property offers an excellent balance of privacy and convenience. With direct access onto the canal towpath, walks are available straight from the front door. Beautifully presented throughout, the home retains a wealth of character features and occupies a substantial plot, offering generous outdoor space together with exciting potential for further development, subject to the necessary planning permissions. Externally, the property benefits from ample off-road parking and a detached double garage. The property is well placed for commuters, with excellent motorway connections and public transport links nearby. The railway station in the town centre provides regular services to neighbouring towns and cities including Huddersfield, Leeds and Manchester, together with a direct service to London. A selection of well-regarded local schools are also within easy reach. An outbuilding which comprises a shower room, utility and workshop area along with an adjoining greenhouse also offers exciting potential.

£450,000

Mallard Cottage Waterside Walk

, Mirfield, WF14 0EB



- CHARMING THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE
- CONVERTED FROM A FORMER BARN IN 1985
- A PEACEFUL RURAL SETTING YET CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS, MOTORWAY & PUBLIC TRANSPORT
- A SUBSTANTIAL PLOT OFFERING EXCITING POTENTIAL
- OUTBUILDING WITH ADJOINING GREENHOUSE
- OFF ROAD PARKING & DOUBLE GARAGE

Dining Kitchen

Utility

Lounge

Galleried Landing

Shower Room

Bedroom One

Bedroom Two

Bedroom Three

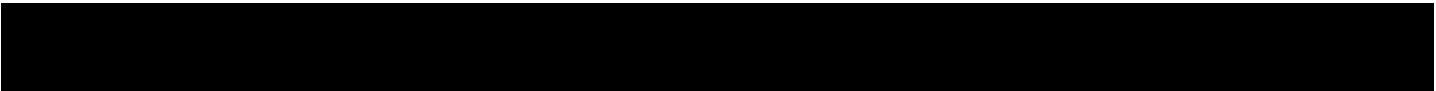
Outbuilding & Greenhouse

Double Garage

Gardens

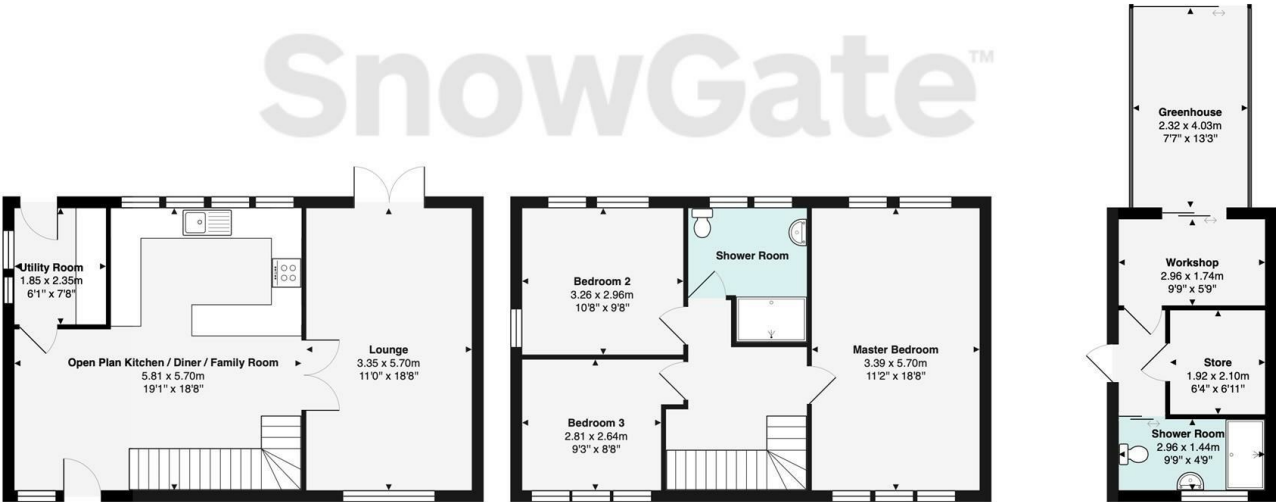


Directions





Floor Plan

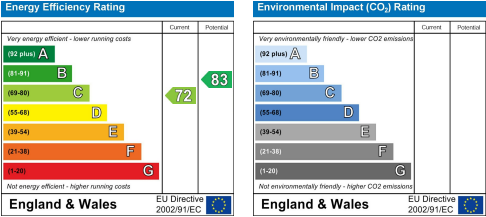


Waterside Walk, Mirfield, WF14 0EB

Total Area: 121.7 m² ... 1310 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.



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