



14 Spinners Way , Mirfield, WF14 8PU

This beautifully presented four-bedroom detached family home offers generous and highly flexible accommodation, perfectly suited to the needs of a growing family. Located in the well-regarded village of Lower Hopton, the property enjoys a convenient position within walking distance of the town centre and a wide range of local amenities, including the popular primary school and excellent public transport links. Also being short distance to excellent secondary schools. The railway station provides direct connections to neighbouring towns and cities such as Huddersfield, Leeds and Manchester, along with a direct line to London, while motorway networks are also easily accessible, making this an ideal home for commuters. For those who enjoy the outdoors, scenic countryside walks can be found right on the doorstep. The lower ground floor has been thoughtfully transformed to create further flexibility and is currently utilised as a games room, study area, utility/gym, and garage store. Externally, the property benefits from a south-facing rear garden, featuring a summer house — an ideal space for relaxing, entertaining guests, or enjoying outdoor living throughout the warmer months.

£525,000

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, Mirfield, WF14 8PU

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- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
 - IDEAL LOCATION WITH HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS
 - NO ONWARD CHAIN
- NESTLED WITHIN AN ENVIABLE CUL-DE-SAC LOCATION OF LOWER HOPTON
 - DRIVEWAY PROVIDES OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SHORT WALK TO TOWN CENTRE SHOPS, BARS, PARK & MIRFIELD TRAIN STATION
 - SOUTH-FACING REAR GARDEN FEATURING SUMMERHOUSE

Entrance	Bedroom Two
Lounge	Bedroom Three
WC	Bedroom Four
Open Plan Dining Kitchen	Driveway, Garden & Garage Store
Lower Ground Floor	
Study Area	
Games Room	
Utility	
First Floor Landing	
Bathroom	
Master Bedroom	
Ensuite	

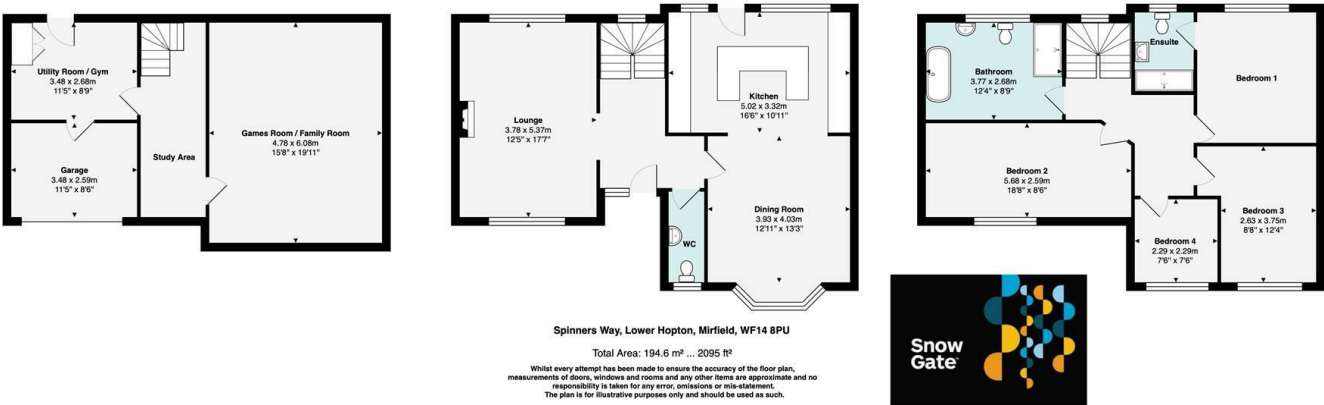


Directions

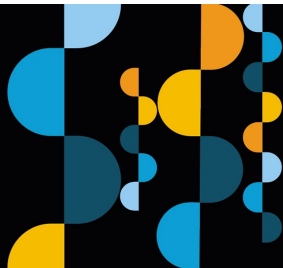
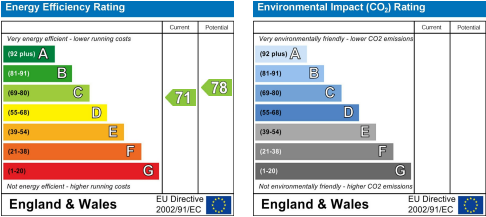
From our office proceed to the traffic lights by Speights Lighting - turn left into Newgate - over the bridge and take the fourth turning on the right into Waste Lane at the top turn left into Spinners Way.



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



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