



24 Littlemoor Road

, Mirfield, WF14 9AL

A two double bedroom stone build end of terrace house which has recently undergone a full renovation to a high standard in a modern and contemporary style, yet retaining stunning character throughout. It presents an exciting opportunity for first time buyers. Occupying a most convenient position within walking distance to the centre of Mirfield and all 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 close-by making this a great location for those who commute. Low maintenance cottage gardens to the front and rear provides spaces to sit out and relax with family and friends.

£195,000

24 Littlemoor Road

, Mirfield, WF14 9AL



- TWO DOUBLE BEDROOM END TERRACE HOUSE
- FULLY RENNOVATED IN RECENT YEARS
- BEAUTIFULLY PRESENTED & GREAT OPPORTUNITY FOR FIRST TIME BUYERS
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE & AMENITIES
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- GARDENS FRONT & REAR

Entrance

Living Room

Dining Kitchen

Cellar

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

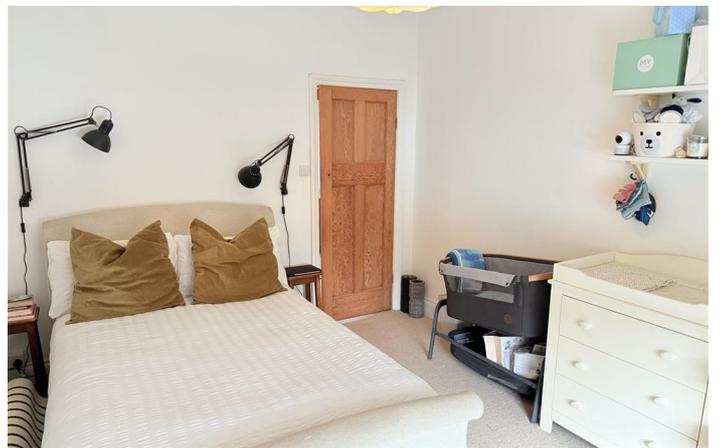
Garden

On Road Parking



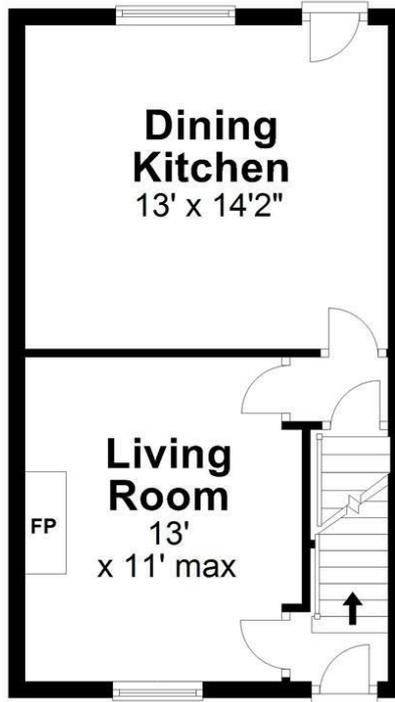
Directions

From our office proceed in the direction of Huddersfield taking a right hand turn into Doctor Lane, first left into Nettleton Road and third turning on the right is Littlemoor Road and the property is on the right hand side identified by our for sale board.

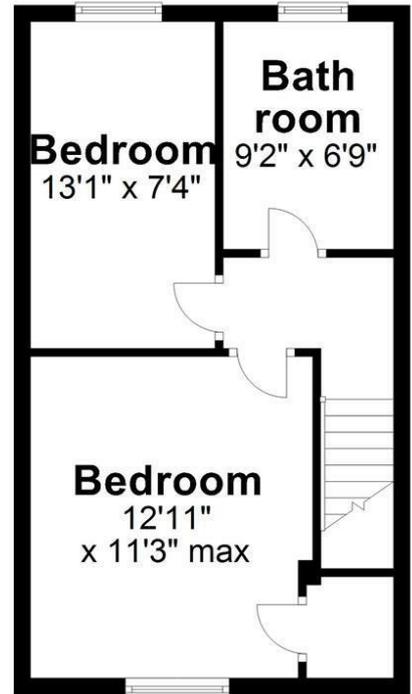


Floor Plan

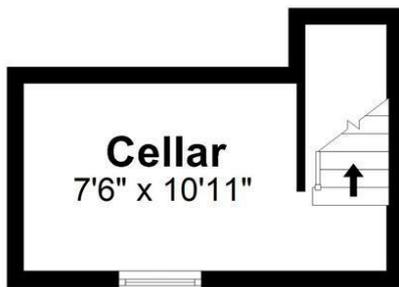
Ground Floor
Approx. 377.4 sq. feet



First Floor
Approx. 380.5 sq. feet



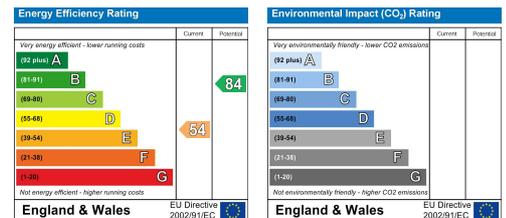
Cellar
Approx. 116.4 sq. feet



Total area: approx. 874.2 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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