



**Snow  
Gate™**

**Estate  
agency  
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**27 Leeds Road**  
**, Mirfield, WF14 0BY**

Nestled within a quaint hamlet is a unique and very individual property. This stunning two-bedroom home has been lovingly restored and boasts many original features mixed with contemporary style. Also benefits from a beautiful garden and sizable driveway. Ideally located with countryside views yet close to motorway links. Viewing is a must.

**O.I.R.O £277,995**

# 27 Leeds Road

, Mirfield, WF14 0BY



- Unique property
- Magnificent lounge and kitchen diner
- Two-bedroom cottage
- Large four-piece bathroom suite
- Stunning location
- Commuter links

**Garden room**

**Kitchen Diner**

**Lounge**

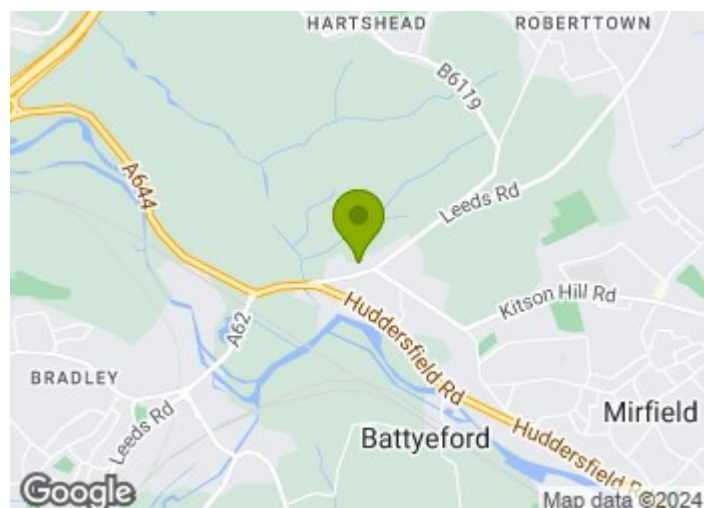
**Bathroom**

**First Floor Landing**

**Bedroom one**

**Bedroom two**

**Exterior**



## Directions

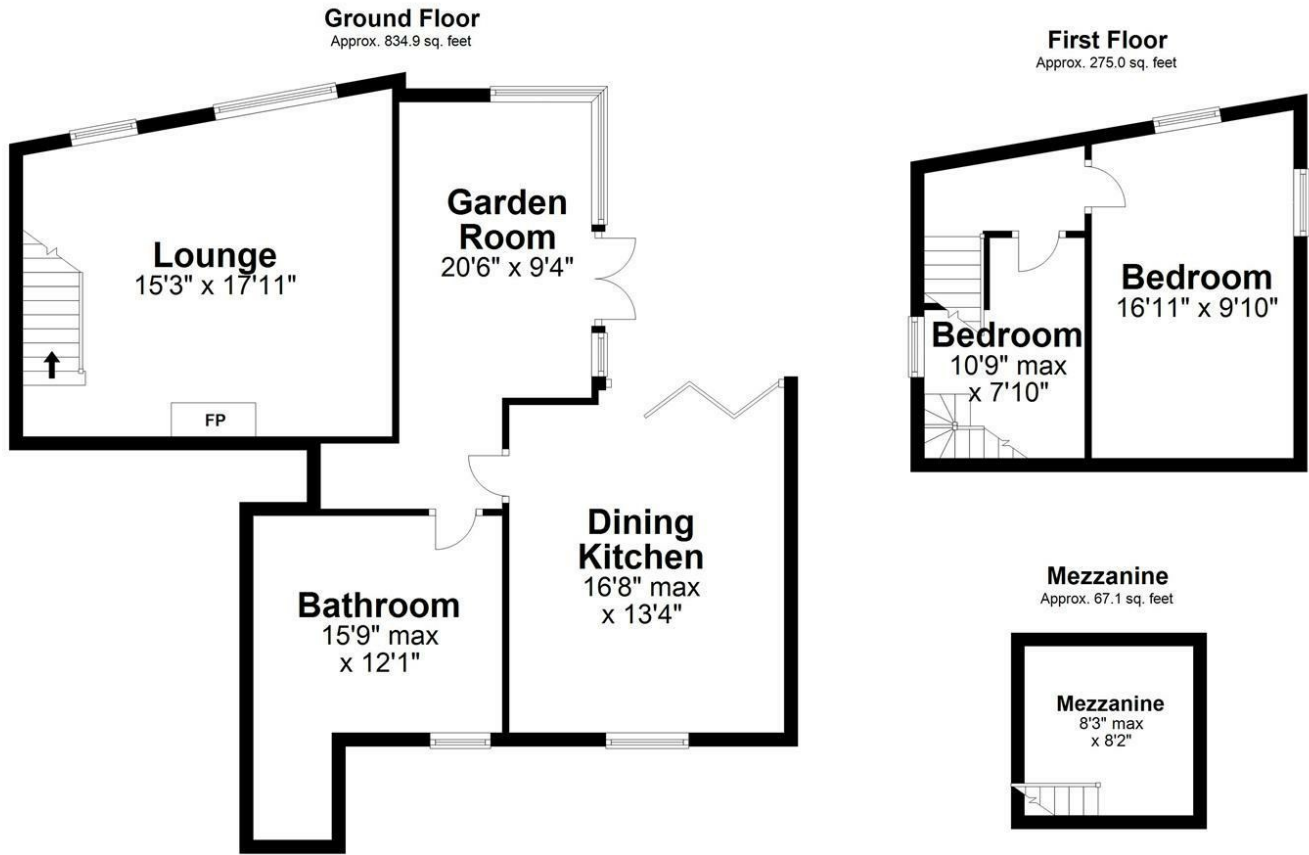
From our office proceed in the direction of Huddersfield taking a right hand fork up Stocksbank Road, continue up the hill and down the other side and at the traffic lights turn left and no 27 is a turning off on the right hand side identified by our for sale board.







# Floor Plan

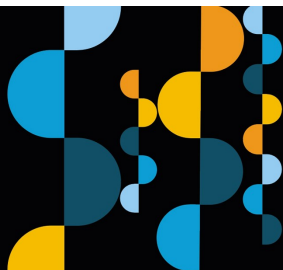
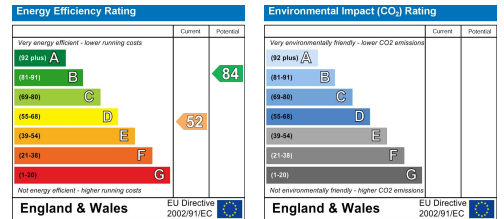


Total area: approx. 1177.0 sq. feet

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.

Leeds Road, Mirfield

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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