



**Snow
Gate™**

**Estate
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done
properly**



11 St. Marys Walk , Mirfield, WF14 0QB

A four bedroom detached property which has been extended to create a generously sized family home offering spacious and flexible accommodation throughout. Enjoying enclosed gardens to the rear including a large lawn with mature borders, raised decking and a patio area - offering various spaces to sit out and relax! The property is close to local amenities including schools and a short distance to the centre of Mirfield. 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 within close proximity. The block paved driveway provides off road parking and leads up to the integral garage.

Offers Over £425,000

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, Mirfield, WF14 0QB

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- EXTENDED FOUR BEDROOM DETACHED
 - CLOSE TO LOCAL AMENITIES & SCHOOLS
- SPACIOUS FAMILY HOME OFFERING GENEROUS & FLEXIBLE ACCOMMODATION
 - INTEGRAL GARAGE & DRIVEWAY PROVIDES OFF ROAD PARKING
- LARGE MASTER BEDROOM WITH ENSUTE & JULIET BALCONY
 - LARGER & ATTRACTIVE GARDENS

- Entrance

Lounge

Kitchen

Dining Kitchen

Conservatory

Utility/Study

WC

First Floor Landing

House Bathroom

Master Bedroom

Ensuite

Bedroom Two
- Bedroom Three

Bedroom Four

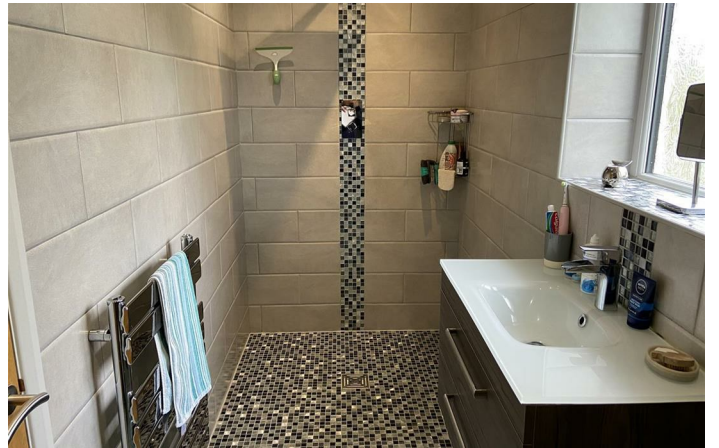
Integral Garage

Driveway & Gardens

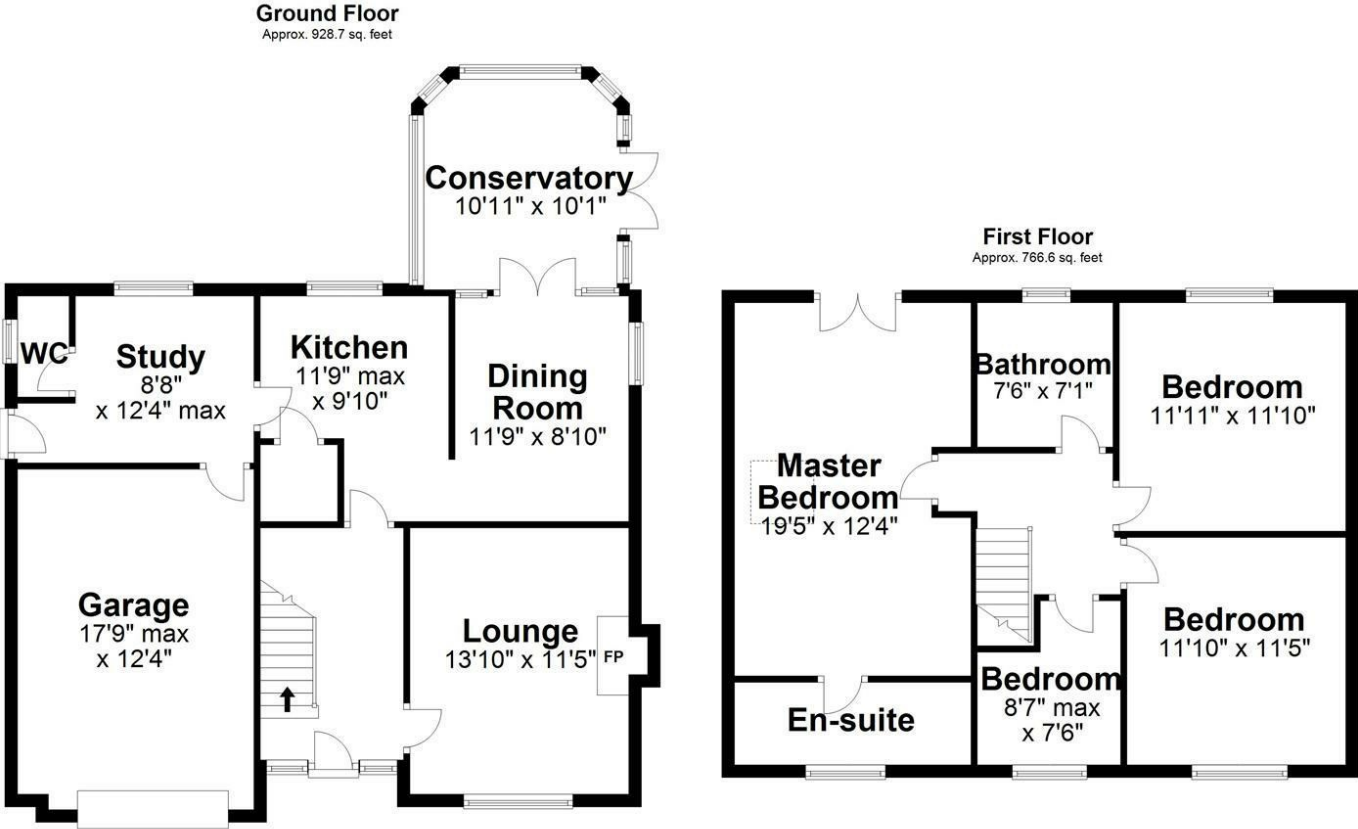


Directions





Floor Plan

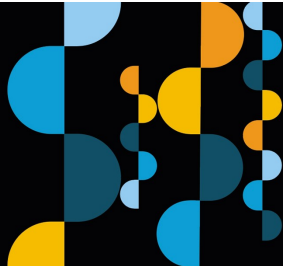
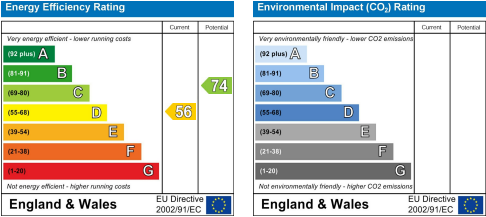


Total area: approx. 1695.3 sq. feet

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.

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



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