



## 52 Marshall Street

Lower Hopton, Mirfield, WF14 8PG

A four bedroom detached property located in this popular village of Lower Hopton, conveniently situated within walking distance to the centre of Mirfield and amenities including well renowned schools and public transport links. The railway station 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 property offers good sized family accommodation throughout including a conservatory and ensuite to the master bedroom. The driveway to the front provides off road parking and leads up to the single garage. To the rear is an enclosed garden which consists of a lawn and patio areas, providing a space to sit out and entertain!

£290,000

# 52 Marshall Street

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- FOUR BEDROOM DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS, RAILWAY STATION & THE TOWN CENTRE
- CLOSE TO MOTORWAY NETWORKS
- ENCLOSED GARDEN TO THE REAR
- DRIVEWAY & SINGLE GARAGE

Entrance

WC

Lounge

Breakfast Kitchen

Utility

Dining Room

Conservatory

First Floor Landing

House Bathroom

Master Bedroom

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

Garden, Driveway & Garage

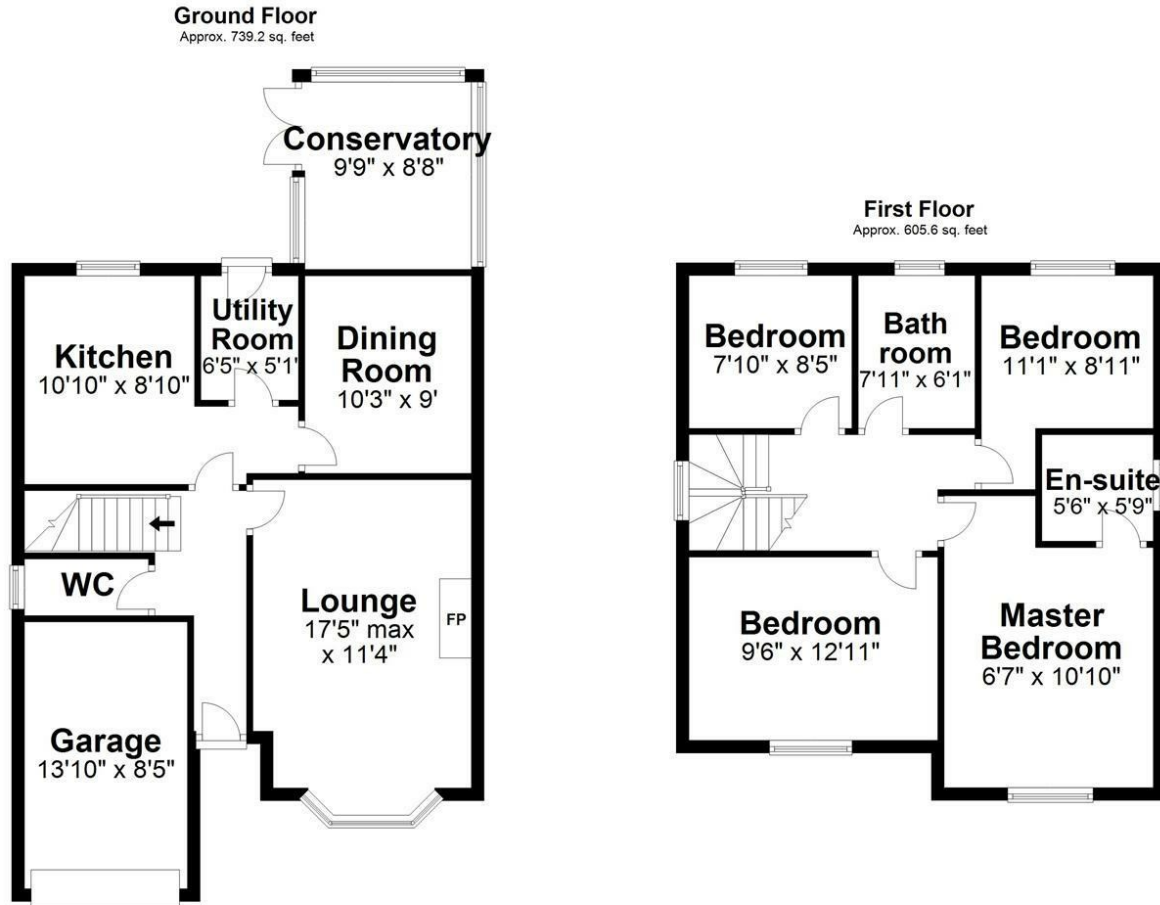


## Directions

From our office proceed in the direction of Huddersfield taking a left hand turn at the traffic lights by Speights Lighting, over the bridge following the road around to the left and take the third turning on the right into Marshall Street. No.52 is located on the right hand side.



# Floor Plan

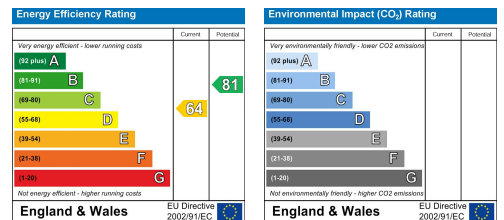


Total area: approx. 1344.8 sq. feet

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.

**Marshall Street, 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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