

## 16 Over Hall Park

Mirfield, WF14 9JN

A spacious four bedroom detached family home pleasantly tucked away on this quiet cul-de-sac in a well regarded part of Mirfield, conveniently positioned within close proximity to local amenities including popular schools. The centre of town is also a short distance away with a wider range of amenities and excellent 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 generous and spacious accommodation and would be ideal for a growing family. Externally there is a driveway to the front, single garage to the side and a larger than expected garden to the rear which are private and offer a multitude of seating areas making it a perfect setting to entertain guests and for alfresco dining!

£425,000

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- FOUR BEDROOM DETACHED FAMILY HOME LOCATED ON THIS QUIET CUL-DE-SAC
- OFFERING GENEROUSLY SIZED ACCOMMODATION INCLUDING LARGE OPEN PLAN LIVING KITCHEN
- POSITIONED CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS & MIRFIELD TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- GENEROUS PRIVATE GARDENS PROVIDING AREAS TO SIT OUT & RELAX
- DRIVEWAY PROVIDES OFF ROAD PARKING & SINGLE GARAGE

**Entrance**

**Lounge**

**WC**

**Open Plan Living Kitchen**

**Bedroom Four**

**Study**

**First Floor Landing**

**House Bathroom**

**Master Bedroom**

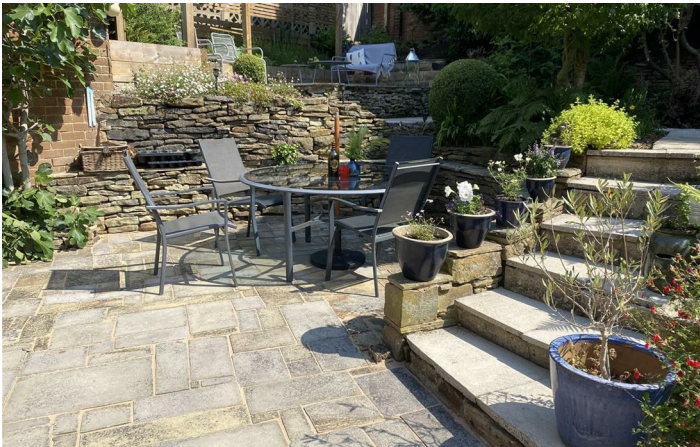
**Ensuite**

**Bedroom Two**

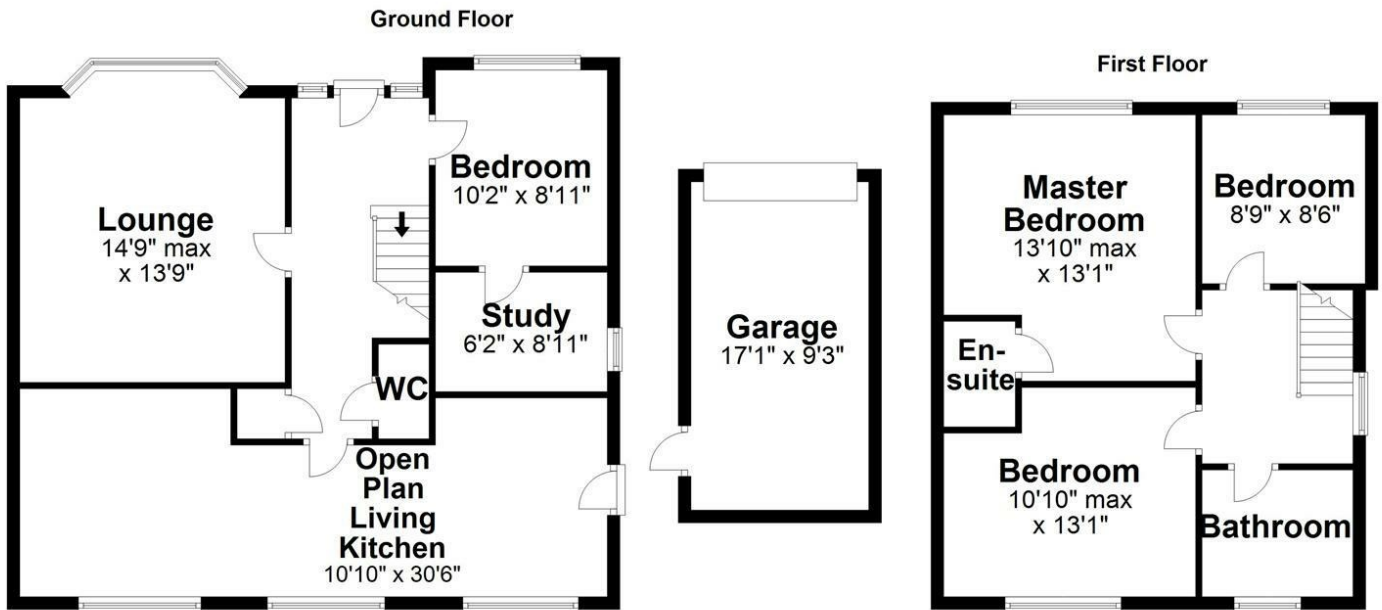
**Bedroom Three**

**Garden, Garage & Driveway**





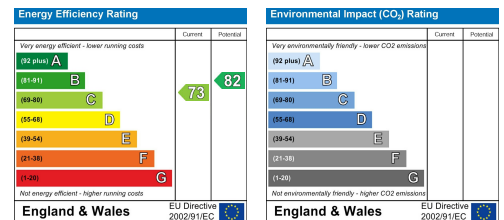
# Floor Plan



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.

## Overhall Park, 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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