



32 Spinners Way

Lower Hopton, Mirfield, WF14 8PU

A beautifully presented four bedroom detached home offering generously sized accommodation, which would be well suited to a growing family. Occupying the most convenient location within walking distance to the centre of Mirfield and amenities including the highly rated local primary school, public transport links and a short drive to motorway networks. 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 driveway to the front of the house provides off road parking and leads up to the integral garage. Set to the rear is a good sized garden consisting of a large patio with a few steps connecting a raised lawned area with mature borders.

£425,000

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- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED OFFERING SPACIOUS ACCOMMODATION
- MOST CONVENIENT LOCATION CLOSE TO THE COUNTRYSIDE
- WITHIN WALKING DISTANCE TO AMENITIES INCLUDING POPULAR SCHOOLS, PUBLIC TRANSPORT LINKS & THE CENTRE OF MIRFIELD
- INTEGRAL GARAGE & BLOCK PAVED DRIVEWAY PROVIDES OFF ROAD PARKING
- GOOD SIZED ENCLOSED GARDEN TO THE REAR

Entrance

Wet Room

6'10" x 2'11" (2.1 x 0.9)

Lounge

18'4" x 11'5" (5.6 x 3.5)

Breakfast Kitchen

20'4" x 9'2" (6.2 x 2.8)

Dining Room

9'6" x 9'2" (2.9 x 2.8)

Orangery

11'9" x 11'1" (3.6 x 3.4)

First Floor Landing

House Bathroom

9'2" x 8'6" (max) (2.8 x 2.6 (max))

Master Bedroom

16'4" x 9'6" (5 x 2.9)

Ensuite

7'6" x 5'6" (2.3 x 1.7)

Bedroom Two

18'8" x 10'9" (max) (5.7 x 3.3 (max))

Bedroom Three

11'9" x 11'5" (3.6 x 3.5)

Bedroom Four

11'1" x 6'6" (3.4 x 2)

Integral Garage, Driveway & Garden





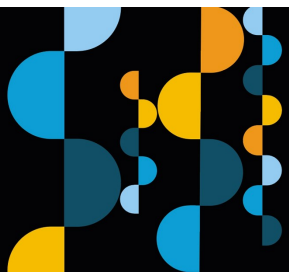
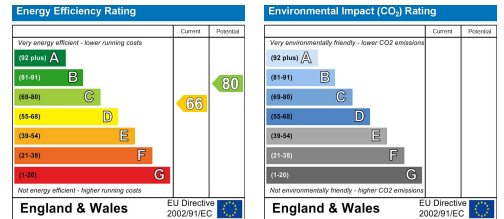
Floor Plan



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.

Spinners Way, Mirfield

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