

## 31 Spinners Way

Lower Hopton, Mirfield, WF14 8PU

A four bedroom detached family home offering spacious accommodation. While the house has been extremely well maintained, it would benefit from cosmetic modernisation throughout and presents an exciting opportunity for the next owners to very much make it their own. Occupying a convenient location within walking distance to the centre of Mirfield and local amenities including the popular village primary school. The railway station is also a short walk away connecting 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 provides off road parking and leads up to the garage. Set to the rear is a beautifully landscaped garden split over two levels, consisting of a patio seating area and artificial lawn with attractive and mature borders. **NO CHAIN!**

£369,950

# 31 Spinners Way

Lower Hopton, Mirfield, WF14 8PU



- FOUR BEDROOM DETACHED PROPERTY
- A SHORT WALK TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING PUBLIC TRANSPORT
- SPACIOUS FAMILY HOME
- DRIVEWAY, GARAGE & ENCLOSED REAR GARDEN
- WITHIN CATCHMENT OF POPULAR SCHOOLS
- NO CHAIN!

**Entrance**

**WC**

**Lounge**

**Dining Kitchen**

**Utility**

**Dining Room**

**First Floor Landing**

**House Bathroom**

**Master Bedroom**

**Ensuite**

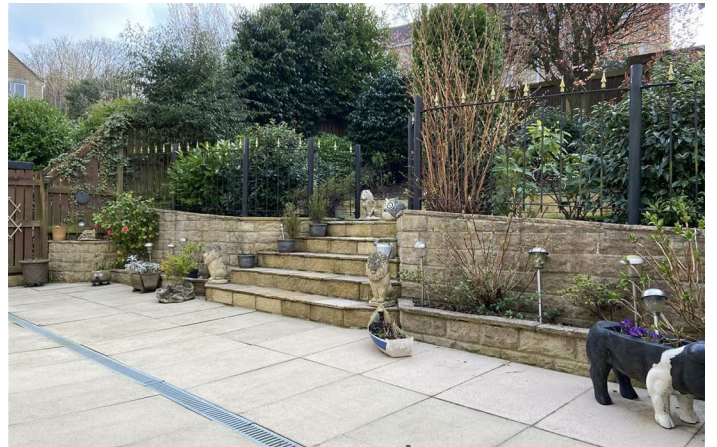
**Bedroom Two**

**Bedroom Three**

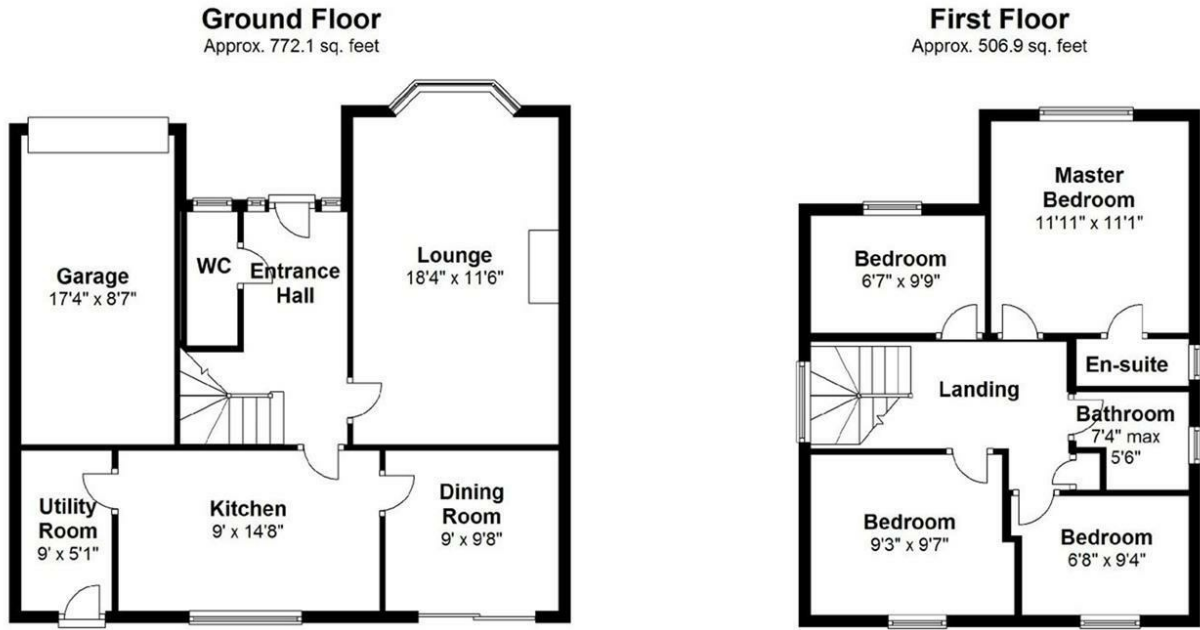
**Bedroom Four**

**Garden, Garage & Driveway**





# Floor Plan



**Ground Floor**  
Approx. 772.1 sq. feet

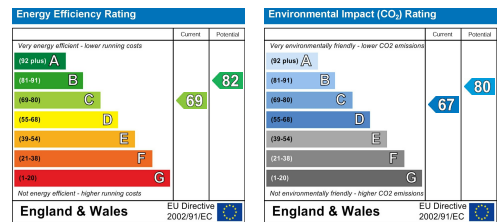
**First Floor**  
Approx. 506.9 sq. feet

Total area: approx. 1279.0 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.

**31 Spinners Way, Mirfield**

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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk