



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!**

£349,950

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- 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

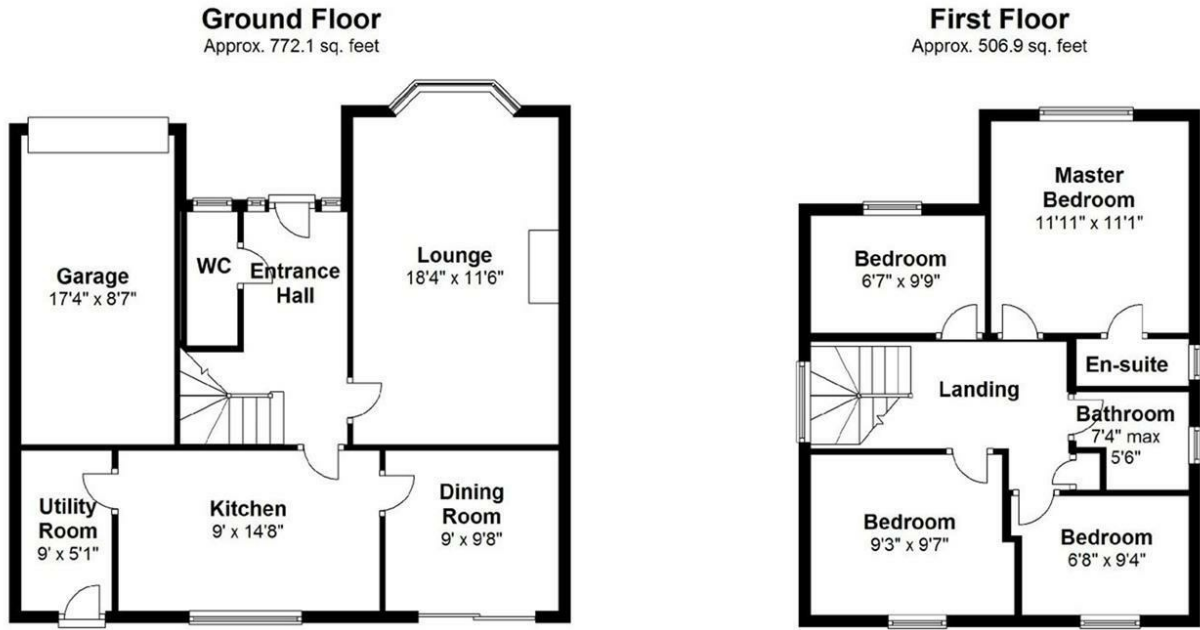
Bedroom Four

Garden, Garage & Driveway





Floor Plan



Ground Floor
Approx. 772.1 sq. feet

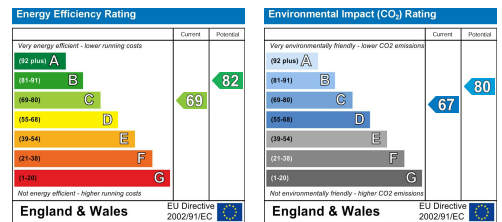
First Floor
Approx. 506.9 sq. feet

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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