



## 7 Briery Grove

Hopton, Mirfield, WF14 8JX

A spacious three bedroom semi detached family home tucked away in a well regarded part of Mirfield. The house is beautifully presented and benefits from having a brand new, modern and contemporary bathroom suite. Conveniently located within walking distance of the town centre and amenities including 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. Well renowned schools and motorway networks are also within close proximity. The driveway provides off road parking and leads to the large detached garage. The South-facing private garden at the the rear consists of lawn, decking and patio providing and excellent space to sit out and relax!

**£275,000**

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- THREE BEDROOM SEMI DETACHED PROPERTY
- CLOSE TO THE CENTRE OF MIRFIELD & LOCAL AMENITIES
- SPACIOUS FAMILY HOME
- PRIVATE & SOUTH-FACING REAR GARDEN
- MODERN OPEN PLAN DINING KITCHEN
- LARGE DETACHED GARAGE

## Entrance

## Lounge

## Open Plan Dining Kitchen

## First Floor Landing

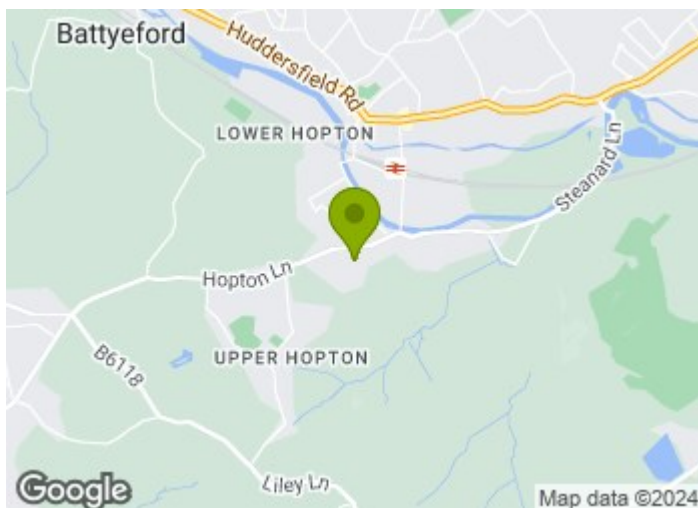
## House Bathroom

## Bedroom One

## Bedroom Two

## Bedroom Three

## Garden, Driveway & Garage



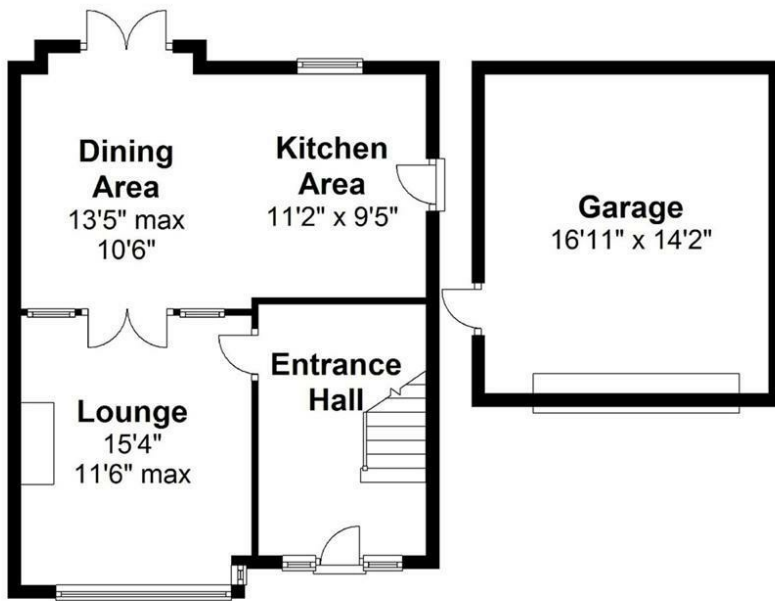
## Directions

From our office proceed to the traffic lights in the centre and turn left into Station Road, at the mini roundabout turn right into Hopton Lane and second left into Briery Grove and the property is pleasantly tucked away at the bottom of the cul-de-sac.

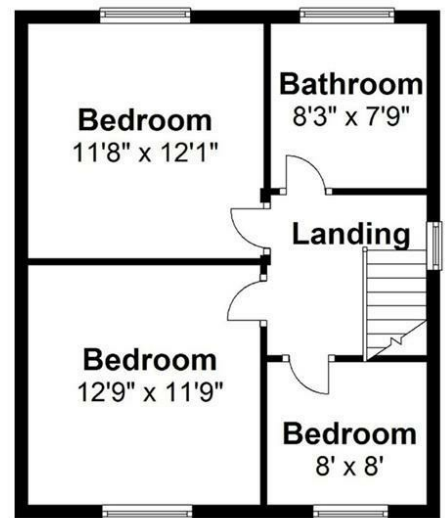


# Floor Plan

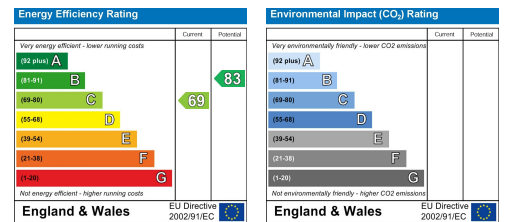
## Ground Floor



## First Floor



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