



## Rose Villa 25 Flash Lane

, Mirfield, WF14 0PJ

A beautifully presented three bedroom cottage which dates back to the early 1900's, retaining much of its original charm and character. Enjoying low maintenance cottage gardens to both the front and rear. The driveway to the front provides off road parking. Conveniently located close to the local amenities including schools and a short distance from the centre of Mirfield. The railway station in the town centre 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.

£269,000

# Rose Villa 25 Flash Lane

, Mirfield, WF14 0PJ



- THREE BEDROOM TERRACE COTTAGE
- BEAUTIFUL HOME
- RECENTLY MODERNISED YET RETAINING MUCH OF ITS ORIGINAL CHARM & CHARACTER
- CLOSE TO THE CENTRE OF MIRFIELD & AMENITIES. MOTORWAY NETWORKS NEARBY
- LOW MAINTENANCE GARDENS TO THE FRONT & REAR
- DRIVEWAY PROVIDES OFF ROAD PARKING

## General

## Entrance

## Lounge

## Inner Hall

## Dining Room

## WC

## Breakfast Kitchen

## Cellar

## Landing

## House Bathroom

## Master Bedroom

## Ensuite

## Bedroom Two

## Bedroom Three

## Garden & Parking

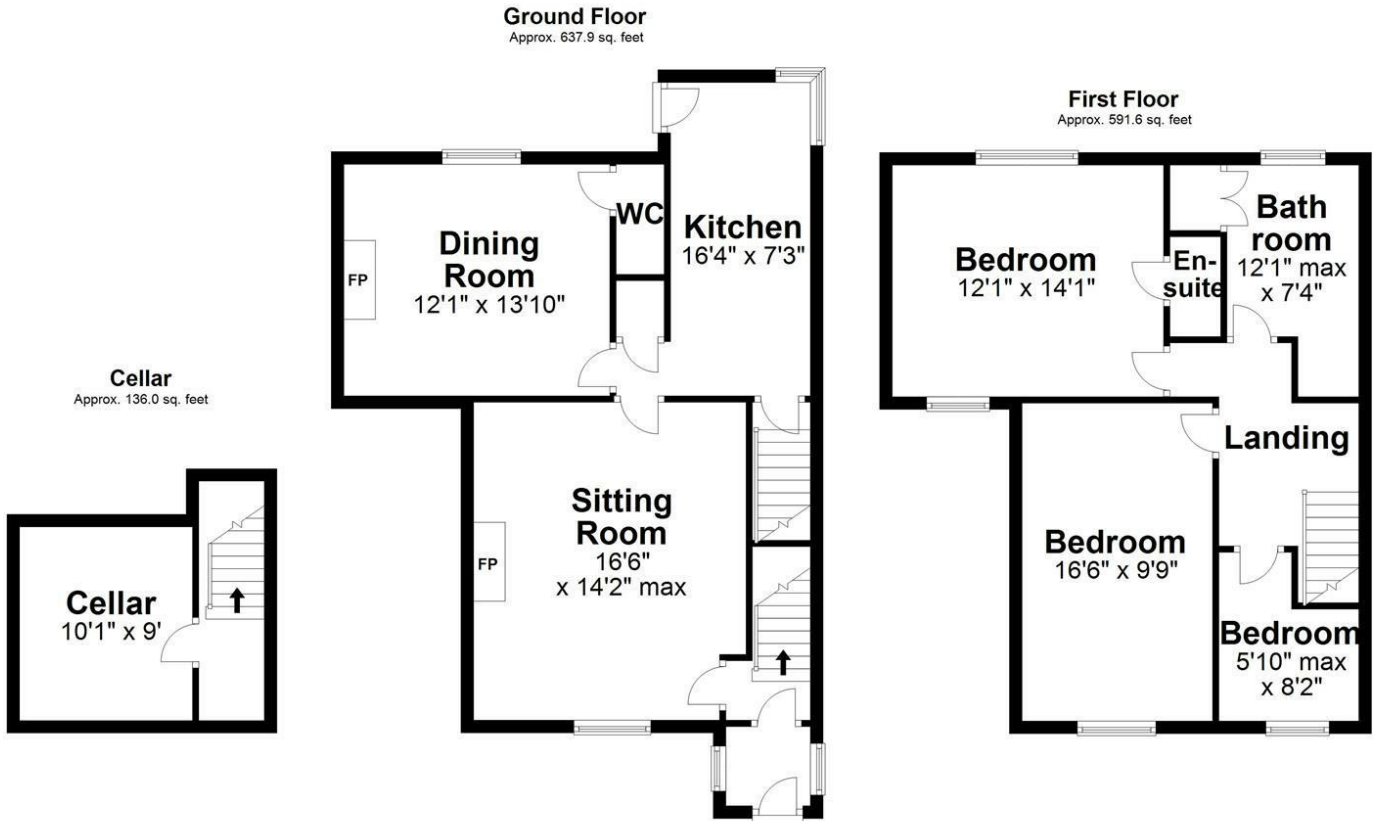


## Directions

From the Mirfield town centre proceed towards Dewsbury turning left onto Church Lane and then Dunbottle Lane, turn right opposite the Dusty Miller public house and the property can be found on the left hand side.



# Floor Plan

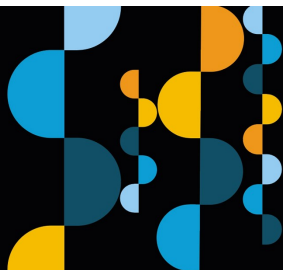
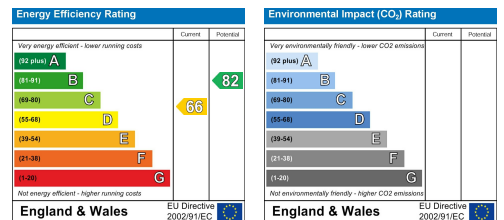


Total area: approx. 1365.5 sq. feet

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.

Flash Lane, Mirfield

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