



## 35 Pinfold Lane

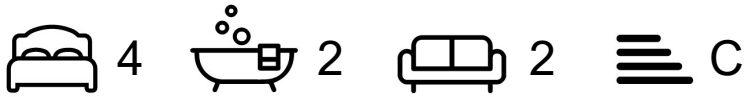
Mirfield, WF14 9HZ

FOUR BEDROOM DETACHED FAMILY HOME WITH NO CHAIN! One of three individually designed detached family homes built in 1997 to a high specification. The property has been well maintained and is in immaculate condition, offering exiting potential for the next owner to put their own stamp on it. Located in a highly desirable part of Mirfield within walking distance of popular schools and the centre of Mirfield and amenities. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also nearby providing a useful link for commuters. The block paved driveway to the front provides off road parking and leads up to the integral garage. Set to the rear is an enclosed and low maintenance garden ideal for sitting out and relaxing! AN OPPORTUNITY NOT TO BE MISSED & SOLD WITH NO CHAIN!

**£385,000**

# 35 Pinfold Lane

Mirfield, WF14 9HZ



- FOUR BEDROOM DETACHED FAMILY HOME
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINK NEARBY
- HIGHLY DESIRABLE PART OF MIRFIELD
- ENCLOSED GARDEN TO THE REAR & DRIVEWAY PROVIDES OFF ROAD PARKING
- CLOSE TO THE TOWN CENTRE & AMENITIES INCLUDING WELL RENOWNED SCHOOLS
- NO CHAIN

**Entrance**

**Living Room**

**Breakfast Kitchen**

**WC**

**Utility**

**Dining Room**

**First Floor Landing**

**House Bathroom**

**Master Bedroom**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

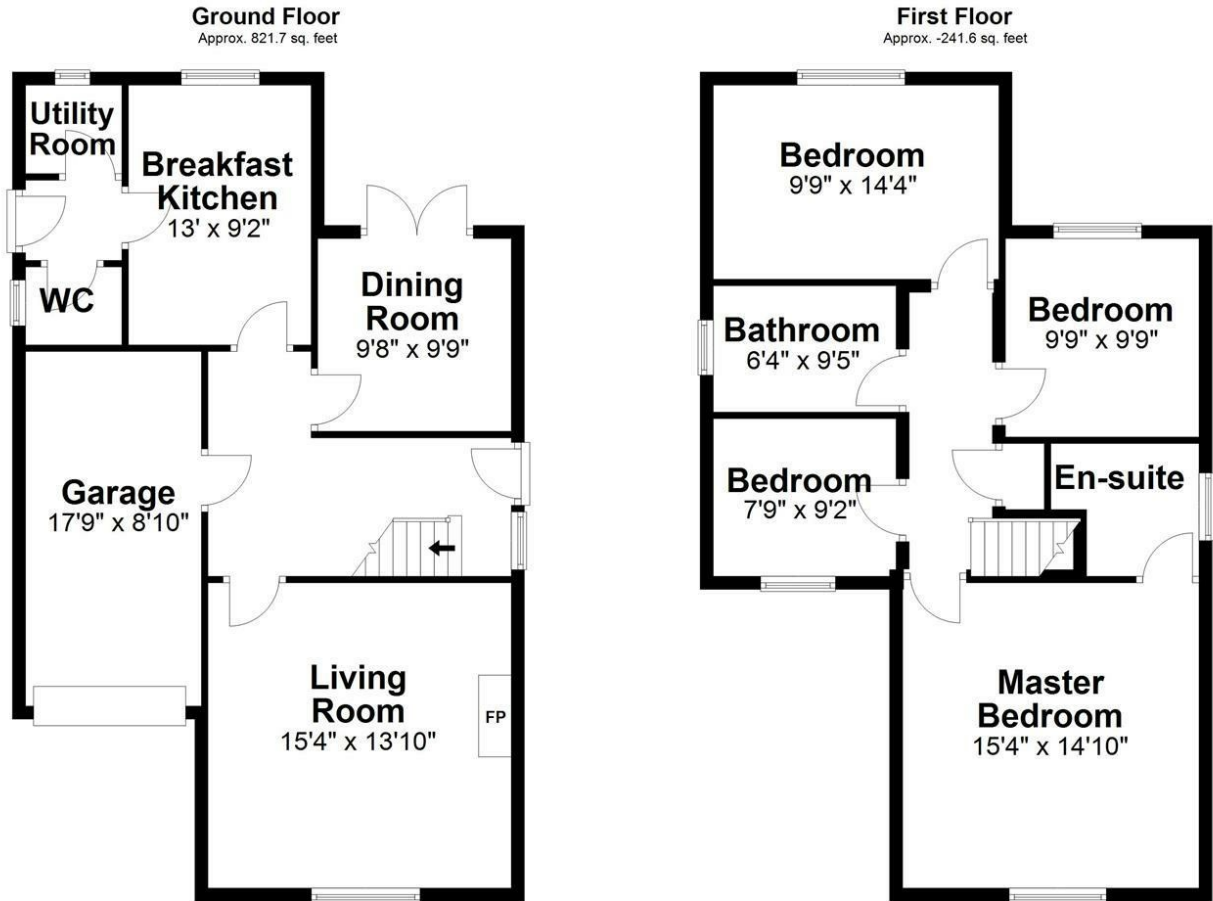
**Integral Garage**

**Driveway & Gardens**





# Floor Plan

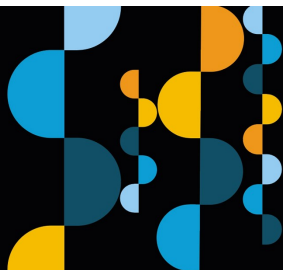
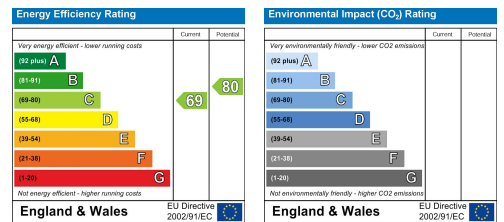


Total area: approx. 580.2 sq. feet

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.

**Pinfold Lane, Mirfield**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate agency done properly**  
**Snow Gate™**

**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](http://snowgate.co.uk)