

## 10 Bracken Hill

Mirfield, WF14 0EZ

A charming end town house which boasts a great amount of character and spacious accommodation spread over three floors. Situated conveniently close to schools, this home offers a perfect setting for families with children. Additionally, its proximity to the town centre ensures easy access to a variety of amenities, shops, and restaurants, making it a most convenient position. For those who commute, this property's excellent location near motorway and public transport links, including the railway station in the centre of town connecting neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Having off road parking to the side and a beautiful cottage garden to the rear which is enclosed and provides a space to sit out and relax!

Offers Over £199,950

# 10 Bracken Hill

Mirfield, WF14 0EZ



- FOUR BEDROOM END TERRACE HOUSE
- OFFERING A GREAT AMOUNT OF CHARM & CHARACTER
- SET OVER THREE FLOORS OFFERING GOOD SIZED ACCOMMODATION
- CLOSE TO THE TOWN CENTRE, SCHOOLS, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- DRIVEWAY PROVIDES OFF ROAD PARKING
- ENCLOSED COTTAGE GARDEN TO THE REAR

## Entrance

## Lounge

15'1" x 13'1" (4.6 x 4)

## Inner Vestibule

## Dining Kitchen

14'9" x 13'1" (4.5 x 4)

## Cellar

## First Floor Landing

## House Bathroom

10'9" x 4'11" (3.3 x 1.5)

## Bedroom One

14'9" x 12'1" (4.5 x 3.7)

## Bedroom Two

14'9" x 8'2" (4.5 x 2.5)

## Second Floor Landing

## Bedroom Three

13'1" x 9'2" (4 x 2.8)

## Bedroom Four

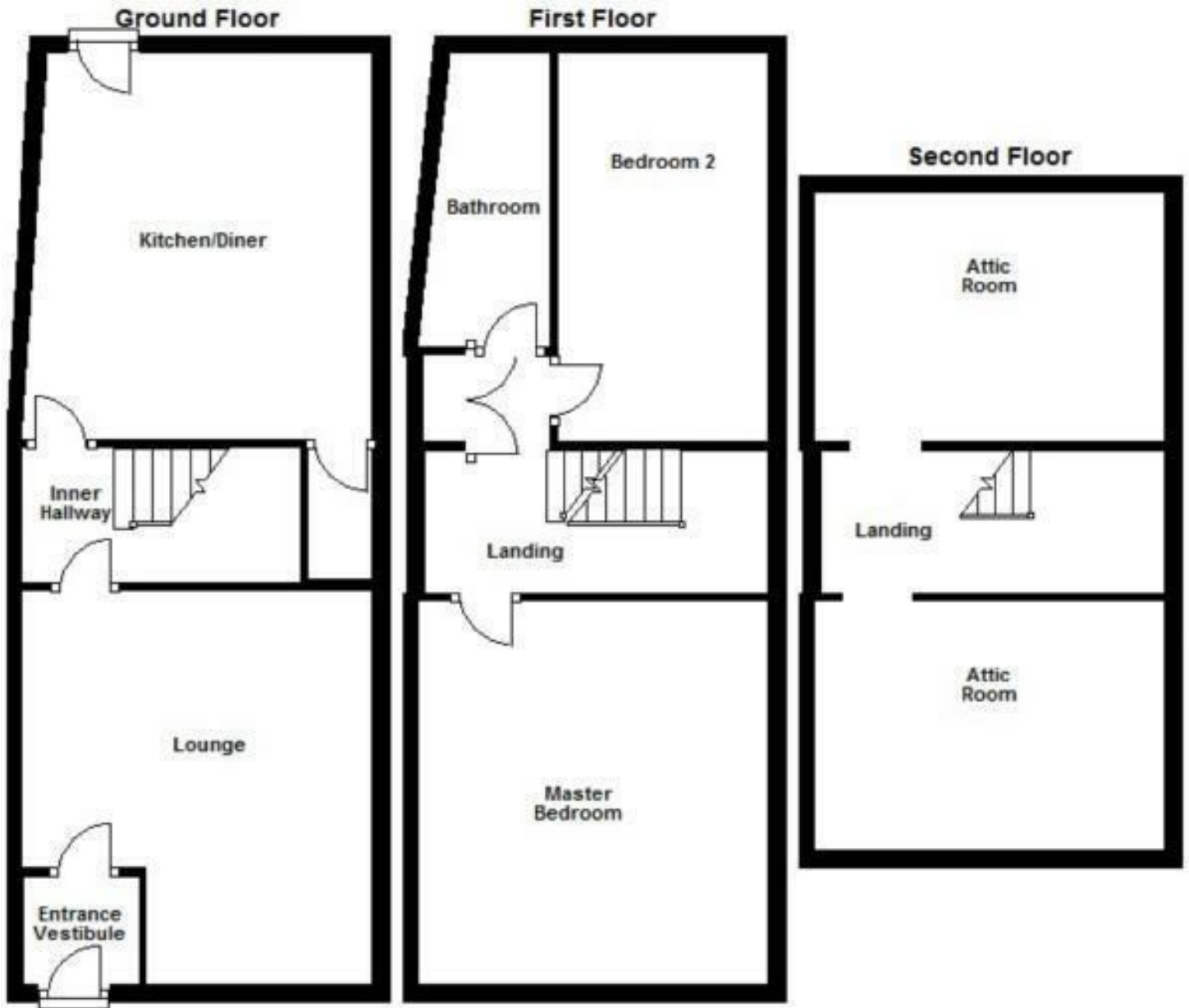
13'1" x 9'2" (4 x 2.8)

## Garden & Parking

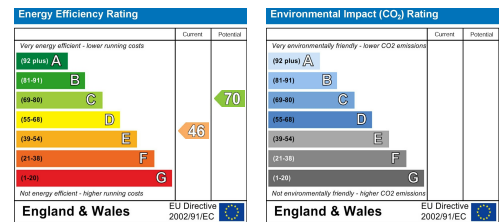




# Floor Plan



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