



**Snow  
Gate™**

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properly**



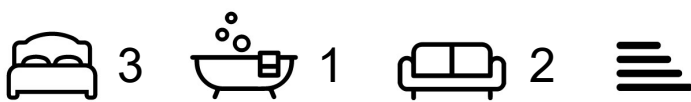
## 29 Water Royd Lane , Mirfield, WF14 9SE

A well-presented three-bedroom semi-detached property with potential to extend at the side and rear (subject to the necessary consent). This lovely home briefly comprises of a hallway, a kitchen, a dining room, a lounge, a downstairs cloakroom. To the first floor are three double bedrooms and a modern house bathroom. Externally offers a good size rear garden with patio and lawn area with summer house. Towards the front of the property is a driveway which leads down to a good size garage. No upper chain

O.I.R.O £235,000

# 29 Water Royd Lane

, Mirfield, WF14 9SE



- A DELIGHTFUL THREE-BEDROOM SEMI-DETACHED PROPERTY.
- MODERN HOUSE BATHROOM
- POTENTIAL TO EXTEND SUBJECT TO PP
- GARDEN, DRIVE AND GOOD SIZE GARAGE
- THREE DOUBLE BEDROOMS
- NO CHAIN

Entrance Hall

Kitchen

Dining Room

Lounge

WC

Landing

Bedroom One

Bedroom Two

Bedroom Three

House Bathroom

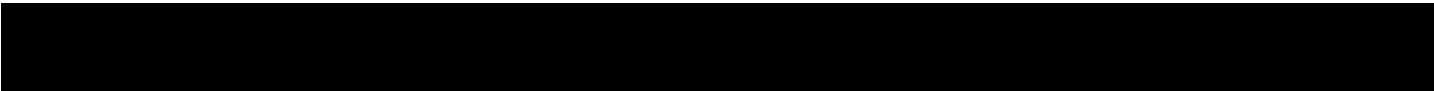
Outside

Agents notes



## Directions

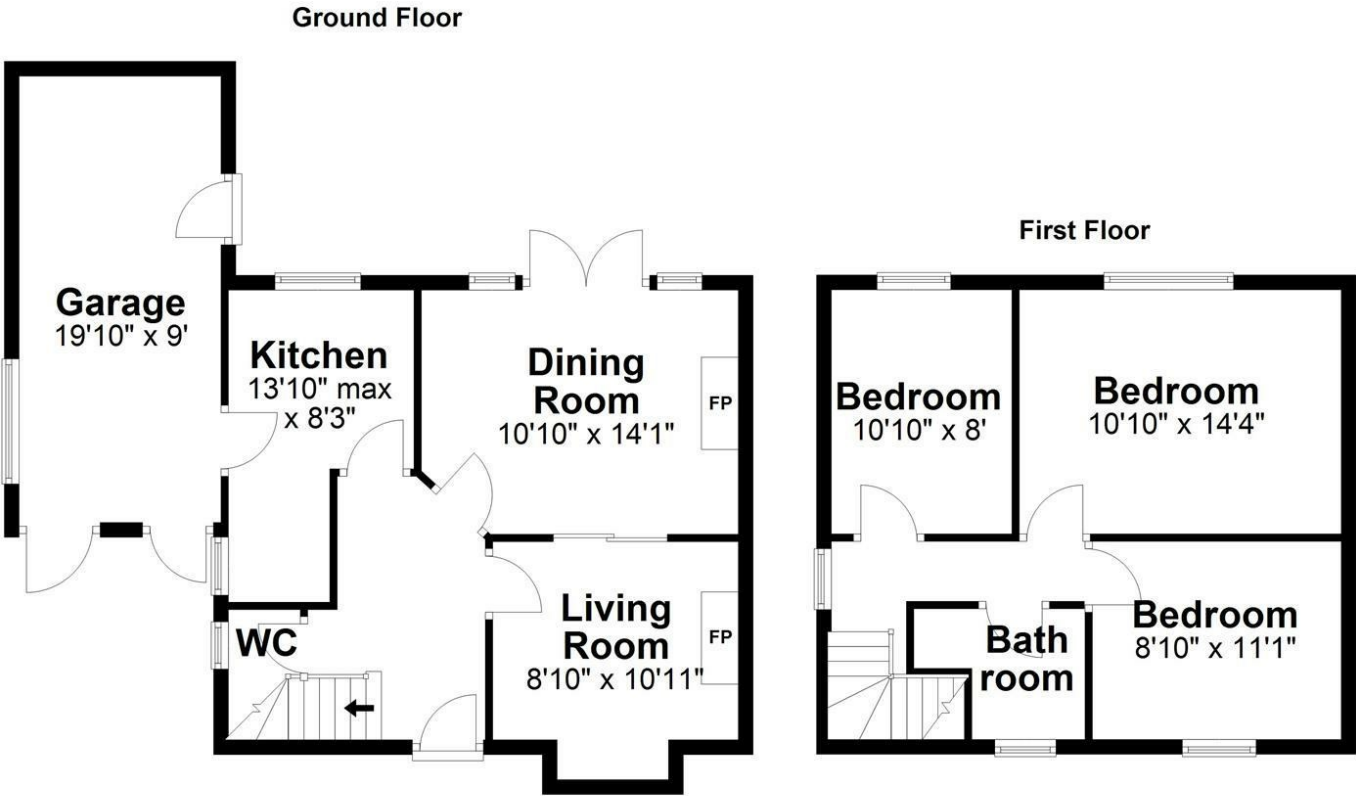
From the centre of Mirfield proceed up Knowl Road for approximately one mile and the property is located on the left hand side, identified by our For Sale board.







Floor Plan

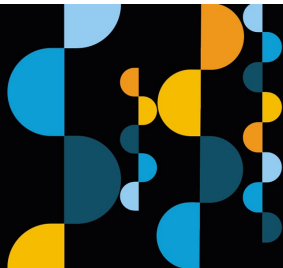
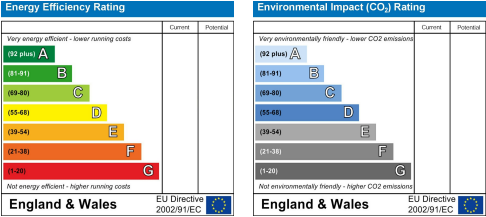


Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors

Plan produced using PlanUp.

Water Royd 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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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