

52 Nab Lane

Mirfield, WF14 9QH

A three bedroom semi detached townhouse presenting an exciting opportunity for growing families. Built in 2017 on the Waspsnest Court development, the property has been completed to a high standard in a modern and contemporary style. Set over three floors, the house offers generously sized accommodation and three double bedrooms including an excellent sized master bedroom on the second floor complete with ensuite. Conveniently positioned within walking distance to the nearby amenities including the local primary and secondary schools making it perfect for families! Mirfield town centre is only a short distance away with a wider range of amenities including the railway station connecting towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also nearby. A beautifully landscaped, enclosed garden to the rear offers an excellent space to sit out and relax with family and friends! The driveway provides off road parking and leads up to the converted garage which retains a storage area at the front, and to the rear, accessed via a side door is a beauty room which would also make an ideal home office.

£280,000

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- THREE BEDROOM SEMI DETACHED TOWN HOUSE
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES & POPULAR SCHOOLS
- SET OVER THREE FLOORS OFFERING GENEROUS LIVING
- A SHORT DISTANCE TO THE CENTRE OF MIRFIELD
- PERFECT FOR A GROWING FAMILY
- GARAGE STORE, BEAUTY ROOM/OFFICE & DRIVEWAY

Entrance

WC

5'10" x 3'3" (1.8 x 1)

Lounge

14'9" x 11'5" (4.5 x 3.5)

Dining Kitchen

14'5" x 11'9" (4.4 x 3.6)

First Floor Landing

Bathroom

8'2" x 5'6" (2.5 x 1.7)

Bedroom Two

14'5" x 9'6" (4.4 x 2.9)

Bedroom Three

14'5" x 8'10" (4.4 x 2.7)

Second Floor

Master Bedroom

16'4" x 14'9" (max) (5 x 4.5 (max))

Ensuite

10'2" x 6'10" (3.1 x 2.1)

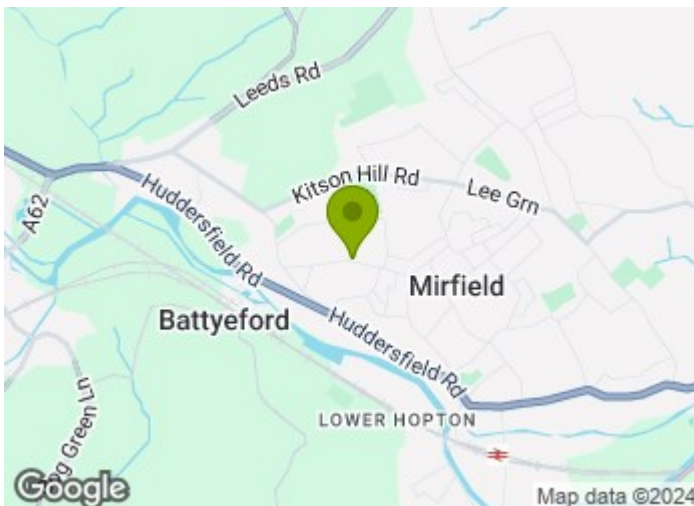
Garage Store

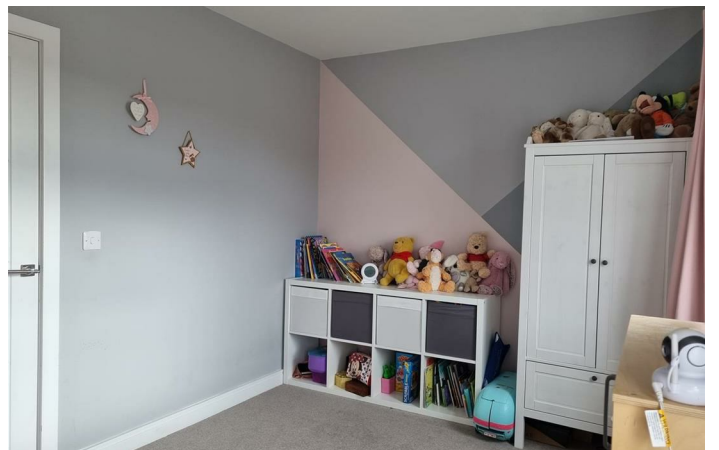
9'6" x 7'2" (2.9 x 2.2)

Beauty Room/Office

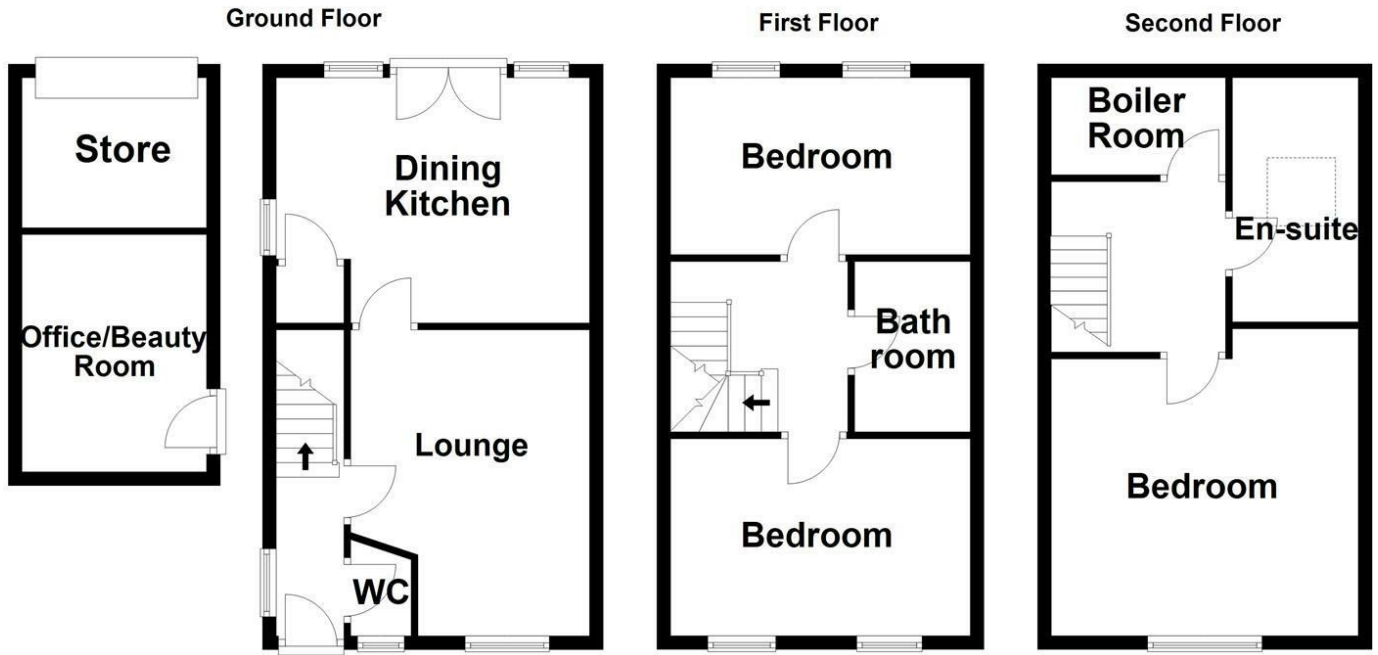
11'5" x 8'10" (3.5 x 2.7)

Garden & Driveway





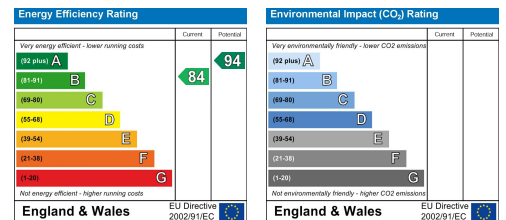
Floor Plan



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.

Nab Lane, Mirfield

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