



Snow Gate™

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10 South Brook Gardens

Mirfield, WF14 8LS

A four bedroom mid townhouse, set over three floors offering spacious and flexible accommodation -an ideal opportunity for a growing family. Occupying the most convenient position within walking distance to all town centre amenities including schools. The railway station is just a two minute walk away and connects neighbouring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also nearby. The driveway to the front provides off road parking and leads up to the single garage which has been partitioned to create a utility and storage facility, but could be restored to a single garage if desired. Set to the rear is an enclosed, low maintenance garden, ideal for entertaining family and friends!

£260,000

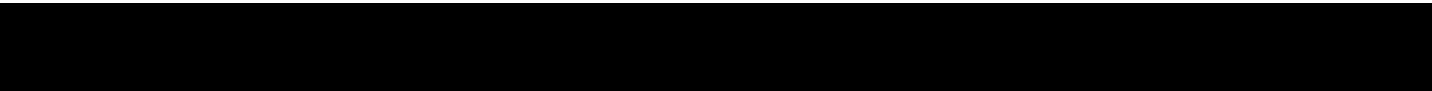
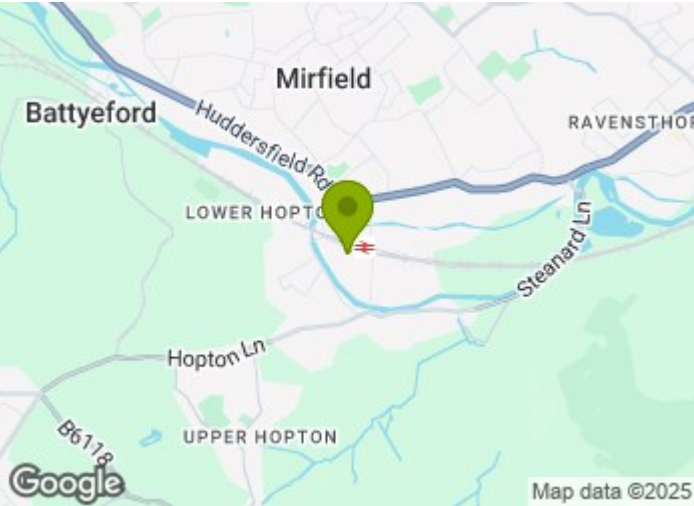
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Mirfield, WF14 8LS



- FOUR BEDROOM MID TERRACE TOWNHOUSE
- MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE TO TOWN CENTRE AMENITIES
- SPACIOUS ACCOMMODATION SET OVER THREE FLOORS
- LOW MAINTENANCE ENCLOSED GARDEN TO THE REAR
- IDEAL OPPORTUNITY FOR A GROWING FAMILY
- DRIVEWAY PROVIDES OFF ROAD PARKING

Entrance	Bedroom Four
WC	Garden & Driveway
Dining Kitchen	
Utility/Garage Store	
First Floor Landing	
Lounge	
Master Bedroom	
Ensuite	
Second Floor Landing	
House Bathroom	
Bedroom Two	
Bedroom Three	





Floor Plan



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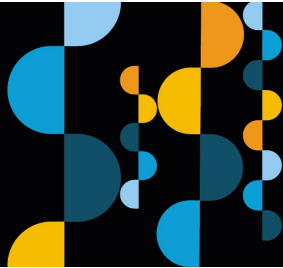
Total Area: 115.3 m² ... 1241 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(21-48) F			(21-48) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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