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## 6 Lady Heton Drive

Mirfield, WF14 9DZ

A four double bedroom detached family home situated in this highly regarded position. Having been extended in recent years to create this individually designed and attractive family home offering four good sized bedrooms, including a double bedroom and bathroom to the ground floor. Magnificent, far reaching views can be enjoyed to the front aspect towards Upper Hopton and the property is conveniently located within walking distance to local schools including Battysford Primary and Mirfield Free Grammar. Mirfield town centre of a short distance away hosting a wider array of amenities, including the railway station which connects neighboring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also positioned nearby. The spacious first floor family bathroom has had first fix plumbing carried out and offers an exciting opportunity for the next owners to complete it to their liking. A generous plot with a large driveway to the front and well maintained gardens with mature borders. Set to the rear is a good sized, enclosed garden.

**£495,000**

# 6 Lady Heton Drive

Mirfield, WF14 9DZ



- INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED PROPERTY
- EXTENDED IN RECENT YEARS TO CREATE MAGNIFICENT FAMILY RESIDENCE DESIGNED BY LOCAL ARCHITECTS
- HIGHLY DESIRABLE LOCATION WITH BEAUTIFUL FAR-REACHING VIEWS
- CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- WITHIN WALKING DISTANCE TO LOCAL SCHOOLS & AMENITIES
- DRIVEWAY, GARAGE & ATTRACTIVE GARDENS

Entrance

Lounge

Family Kitchen & Dining Room

Ground Floor Bathroom

Bedroom Four

First Floor Landing

Study

Master Bedroom & Dressing Room

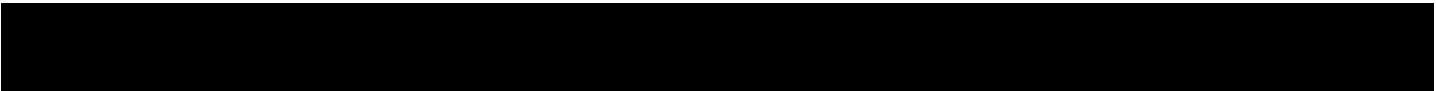
Ensuite

Bedroom Two

Bedroom Three

Family Bathroom

Garden, Driveway & Garage







Floor Plan



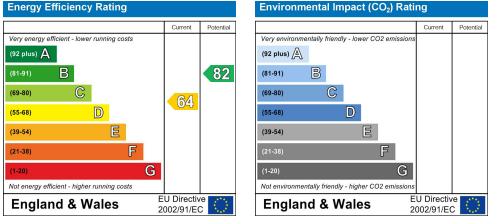
Lady Heton Drive, Mirfield, WF14 9DZ

Total Area: 181.7 m<sup>2</sup> ... 1956 ft<sup>2</sup>

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.



**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)