



**Snow
Gate™**

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53 Marshall Street

Lower Hopton, Mirfield, WF14 8PG

A beautifully presented four bedroom detached property located in the well regarded village of Lower Hopton within walking distance to the centre of Mirfield and amenities including Hopton Primary School. The countryside is also a stones throw away with many walks available directly from the house. The railway station is also a short walk away which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also close-by. This spacious family home offers well proportioned rooms and an exciting opportunity for the next owners to enhance the property in their own style. Enjoying a much larger than expected rear garden which is South-facing and provides a fabulous setting to relax with guests. The driveway to the front provides off road parking and leads to the double garage. NO CHAIN.

Offers Over £399,950

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- FOUR BEDROOM DETACHED FAMILY HOME

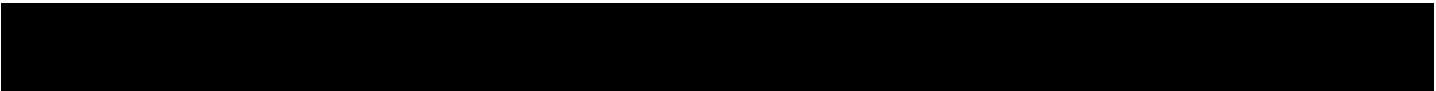
■ WELL REGARDED VILLAGE OF LOWER HOPTON

■ WALKING DISTANCE TO THE TOWN CENTRE & AMENITIES
- GENEROUS SOUTH-FACING GARDEN, DRIVEWAY & DOUBLE GARAGE

■ CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS

■ NO CHAIN

Entrance	Bedroom Four
Lounge	Garden, Double Garage & Driveway
Dining Room	
Dining Kitchen	
Utility	
WC	
First Floor Landing	
Bathroom	
Master Bedroom	
Ensuite	
Bedroom Two	
Bedroom Three	





Floor Plan



Marshall Street, Lower Hopton, Mirfield, WF14 8PG

Total Area: 138.7 m² ... 1493 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.



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